ကုမ္ပဏီအမည် - Four Rivers Inya Office Co., Ltd.

လုပ်ငန်း - Construction of Office Tower, Leasing and Management of Office Space

စဉ်	အကြောင်းအရာ	ဆောင်ရွက်သည့်နေ့စွဲ	ပြန်ကြားချက်ရရှိသည့်နေ့စွဲ	မှတ်ချက်
၁	အဆိုပြုလွှာလက်ခံရရှိခြင်း	၆-၁၂-၂၀၁၆		
၂	**သဘောထားမှတ်ချက်တောင်းခံခြင်း**			
	(က)သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန	၂၁-၁၂-၂၀၁၆	၉-၁-၂၀၁၇	(၂၀) ရက်
	(ခ) မြန်မာနိုင်ငံတော်ဗဟိုဘဏ်	၂၁-၁၂-၂၀၁၆	၂၃-၅-၂၀၁၆	(၃၄) ရက်
	(ဂ) ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့	၂၁-၁၂-၂၀၁၆	၅-၁-၂၀၁၇	(၁၆) ရက်
	(ဃ)ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ	၂၁-၁၂-၂၀၁၆	၂၄-၁-၂၀၁၇	(၃၅)ရက်
	(င) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း	၂၁-၁၂-၂၀၁၆	၁၀-၂-၂၀၁၇	(၄၀) ရက်
၃	အဆိုပြုချက်စိစစ်ရေးအဖွဲ့အစည်းအဝေး (၄၇/၂၀၁၆) သို့ တင်ပြခြင်း	၁၉-၁၂-၂၀၁၆		
၄	အဆိုပြုချက်စိစစ်ရေးအဖွဲ့အစည်းအဝေး (၄၇/၂၀၁၆)ဆုံးဖြတ်ချက်နှင့်အညီတင်ပြရန် အကြောင်းကြားခြင်း	၂၇-၁၂-၂၀၁၆		
၅	ကုမ္ပဏီမှ အဆိုပြုလွှာများ ပြင်ဆင်တင်ပြလာခြင်း		၁၀-၂-၂၀၁၇	
၆	ကော်မရှင်အစည်းအဝေးသို့တင်ပြမည့်အကြိမ်	၆/၂၀၁၇ (၅-၄-၂၀၁၇)		
၇	**စုစုပေါင်းကြာမြင့်ရက်**	၁၂၀ ရက်		

ကုမ္ပဏီအမည် - **Four Rivers Inya Office Company Limited**

အဖွဲ့အစည်းပုံသဏ္ဍာန် - ရာခိုင်နှုန်းပြည့်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု
Four Rivers Real Estate Pte. Ltd. (Singapore)99 %
Mr. Randolph Post Eddy III (United State of America) 1 %

လုပ်ငန်းအမျိုးအစား - Construction of Office Tower, Leasing and Management of Office Space

တည်နေရာ - ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရားလမ်း၊ ကံဘဲ့ရပ်ကွက်၊ မြေတိုင်းရပ်ကွက် အမှတ် ၈၅၊ မြေကွက်အမှတ်၅ (A/၁) နှင့် (A/၂)၊ အမှတ် -၂၀

စုစုပေါင်းမတည်ငွေရင်း - US$ ၄၀.၄၄၇ သန်း

လုပ်ငန်းသက်တမ်း - ၄၀ နှစ်

အရင်းကြေကာလ - ၁၄ နှစ်

IRR - ၁၃ %

အထက်ပါလုပ်ငန်းဆောင်ရွက်ခြင်းဖြင့် နိုင်ငံတော်၏ Cost & Benefit ကို အောက်ပါဇယားဖြင့် ပြုစုတင်ပြအပ်ပါသည်-

(ကျပ် သန်း)

စဉ်	အကြောင်းအရာ	Cost	Benefit
၁	နိုင်ငံ့ဝန်ထမ်း၏လစာ (တစ်နှစ်)	၃.၀၀	-
၂	ကုမ္ပဏီမှတ်ပုံတင်ကြေး	-	၀.၅၀
၃	ကုန်သွယ်လုပ်ငန်းခွန်	-	၂၃၈၄.၄၀
၄	သွင်းကုန်အခွန်ကင်းလွတ်ခွင့်	၁၁၁၀.၃၀	-
၅	ဝင်ငွေခွန်	၁၃၆၃.၅၄	၄၄၂၅.၀၀
၆	လုပ်ခလစာအပေါ်ဝင်ငွေခွန်	-	၂၇.၄၃
၇	CSR (၃ %)	-	၁၄၉.၃၂
၈	အလုပ်အကိုင်အခွင့်အလမ်း	-	ပြည်တွင်း ၅၁ ဦး ပြည်ပ ၁ ဦး
			ပြည်တွင်းလုပ်သား (၅၂) ဦး အလုပ်အကိုင် ရရှိမည်ဖြစ်၍ ဒေသအလုပ်အကိုင် အခွင့်အလမ်းနှင့် ဒေသစီးပွားရေး ဖွံ့ဖြိုးတိုးတက်မှုကို အထောက်အကူပြုစေပါသည်။
		၂၄၇၆.၈၄	၇၃၈၆.၆၅
	Cost **:** Benefit	၁ **:** ၃	

Four Rivers Inya Office Co., Ltd. မှ ဆောင်ရွက်မည့် Office Tower (Leasing Office Tower to International Tenants) လုပ်ငန်းနှင့် စပ်လျဉ်းသည့် အဓိက အချက်များ

၁။	ကုမ္ပဏီအမည်/	- Four Rivers Inya Office Co., Ltd.
	ကမကထပြုသူ	- Mr. Randolph Post Eddy III (ဒါရိုက်တာ)
၂။	အဖွဲ့အစည်းပုံသဏ္ဌာန်	- ရာခိုင်နှုန်းပြည့်နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု - Four Rivers Real Estate Pte. Ltd., (Singapore) ၉၉.၉၉ % - Mr. Randolph Post Eddy III (United States of America) ၀.၀၁ %
၃။	အဆိုပြုလုပ်ငန်းအမျိုးအစား	- Construction of Office Building, Leasing and Management of Office Space
	တည်နေရာ	- မြေကွက်အမှတ် ၅(A/၁)နှင့်(A/၂)၊မြေတိုင်းရပ်ကွက် အမှတ် ၈၅၊ အမှတ်-၂၀၊ ကံဘဲ့ရပ်ကွက်၊ ကမ္ဘာအေးဘုရားလမ်း၊ ရန်ကင်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး
	အကျယ်အဝန်း	- မြေဧရိယာ ၀.၄၈ ဧက (စတုရန်းမီတာ ၁၉၄၂.၄၉၁၀၈)
	မြေပိုင်ရှင်	- ဒေါ်သန်းသန်းထွတ်
	တစ်နှစ်မြေငှားရမ်းခ	- US$ ၆၃၀,၀၀၀ (တစ်လမြေငှားရမ်းခ US$ ၅၂,၅၀၀)
၄။	မတည်ငွေရင်းပမာဏ	- US$ ၄၁.၄၄၇ သန်း
	ထည့်ဝင်မှုအမျိုးအစား	**US $ (သန်း)**
	ငွေသား	၁၂.၀၀၀
	စက်နှင့်စက်ပစ္စည်းကိရိယာများ	၁၈.၇၆၀
	အခြား	၁၀.၆၈၇
	စုစုပေါင်း	**၄၁.၄၄၇**
		(ရှယ်ယာထည့်ဝင်မှု US$ ၁၂.၀၀ သန်း(၂၉ %)၊ ရှယ်ယာဝင်ထံမှချေးငွေ US$ ၉.၅၅ သန်း (၂၃ %) နှင့် Overseas Private and Investment Corporation (OPIC) ထံမှချေးငွေUS$ ၁၉.၉၀ သန်း(၄၈ %) အပါ အဝင် စုစုပေါင်းမတည်ရင်းနှီးငွေ ပမာဏ US$ ၄၁.၄၄၇ သန်း)
၅။	ရင်းနှီးမြှုပ်နှံမှုသက်တမ်း	- ၄၀ နှစ်
၆။	တည်ဆောက်ရေးကာလ	- ၂ နှစ် ၆ လ
၇။	ဝင်ငွေ (၆ နှစ်မြောက်)	- US$ ၇.၆၀ သန်း
	အသုံးစရိတ် (၆ နှစ်မြောက်)	- US$ ၅.၉၇ သန်း
	အသားတင်အမြတ် (။)	- US$ ၁.၆၃ သန်း

၈။	**နိုင်ငံတော်မှ ရရှိမည့် အကျိုးအမြတ်** (၆ နှစ်မြောက်) ဝင်ငွေခွန် ကုန်သွယ်လုပ်ငန်းခွန်	- US$ ၀.၅၄ သန်း - US$ ၀.၄၁ သန်း
၉။		- အဆိုပြု လုပ်ငန်း၏ ဝန်ဆောင်မှု အခြေအနေမှာ အောက်ပါအတိုင်း ဖြစ်ပါသည်-
၁၀။	**ဝန်ထမ်းအင်အား** ပြည်တွင်း ပြည်ပ	- ၅၂ ဦး - ၅၁ ဦး (အနိမ့်ဆုံး ဝန်ထမ်းတစ်ဦး၏ တစ်လ အတွက် လစာ မှာ US$ ၄၀၀ နှင့် အမြင့်ဆုံး လစာ မှာ US$ ၂,၅၀၀ ဖြစ်ပါသည်။ - ၁ ဦး (ဝန်ထမ်း၏ တစ်လ ပျမ်းမျှလစာမှာ US$ ၄,၀၀၀ ဖြစ်ပါသည်။
၁၁။	အရင်းကြေကာလ	- ၁၄ နှစ်
၁၂။	အရင်းအနှီးပေါ် အကျိုးအမြတ် ပြန်ပေါ်နှုန်း(IRR)	- ၁၃ %
၁၃။	CSR	- နှစ်စဉ် အသားတင်အမြတ်၏ ၂ % အား သုံးစွဲမည်ဖြစ်ပါသည်။
၁၄။	နှစ်စဉ်လျှပ်စစ်ဓါတ်အားသုံးစွဲမှု	- ၁၁၉၁၅၅၄၄ kWh

ငှားရမ်းနိုင်မည့် ဧရိယာ (စတုရန်းမီတာ)	Occupancy Rate (%)	ငှားရမ်းခနှုန်းထား (US$/စတုရန်းမီတာ)
၁၂၉၇၂	၈၅	၄၃

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

စာအမှတ်၊မရက - ၄/န-၀၇၈/၂၀၁၇ (၂၀၇)
ရက်စွဲ ၊ ၂၀၁၇ခုနှစ် ဖေဖော်ဝါရီ လ ၁၇ ရက်

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်သို့ တင်ပြသည့်
အမှာစာ

အကြောင်းအရာ ။ **ရာခိုင်နှုန်းပြည့် နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှုဖြင့် Four Rivers Inya Office Co., Ltd. မှ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရားလမ်းတွင် Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်း ဆောင်ရွက်ခွင့်ပြုပါရန် အဆိုပြုချက်တင်ပြခြင်းကိစ္စ**

၁။ စင်ကာပူနိုင်ငံရှိ Four Rivers Real Estate Pte. Ltd., မှ အစုရှယ်ယာ ၉၉.၉၉ % နှင့် အမေရိကန်နိုင်ငံရှိ Mr. Randolph Post Eddy III မှ ၀.၀၁ % တို့ ထည့်ဝင်၍ Four Rivers Inya Office Co., Ltd. တည်ထောင်ကာ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရားလမ်း၊ ကံဘဲ့ရပ်ကွက်၊ မြေတိုင်းရပ်ကွက် အမှတ် ၈၅၊ မြေကွက်အမှတ် ၅(A/၁) နှင့် (A/၂)၊ အမှတ်-၂၀ ရှိ မြေဧရိယာ ၀.၄၈ ဧကတွင် Basement(၂) ထပ်နှင့် (၁၉)ထပ် အဆောက်အဦ ဆောက်လုပ်၍ Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်းအား နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် ရင်းနှီးမြှုပ်နှံသူ Mr. Randolph Post Eddy III မှ မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်သို့ အဆိုပြုချက် တင်ပြလာခြင်းအပေါ် ၂၀၁၆ ခုနှစ် ဒီဇင်ဘာလ ၁၉ ရက်နေ့တွင် ကျင်းပပြုလုပ်သည့် မြန်မာနိုင်ငံ ရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ အဆိုပြုချက် စိစစ်ရေးအဖွဲ့၏ ၄၇/၂၀၁၆ ကြိမ်မြောက် အစည်းအဝေးသို့ တင်ပြခဲ့ပါသည်။

၂။ Four Rivers Inya Office Co., Ltd. သည် ၂၀၁၆ ခုနှစ် ဒီဇင်ဘာလ ၂၈ ရက်နေ့တွင် ကုမ္ပဏီမှတ်ပုံတင်အမှတ် - ၈၉၀ အက်ဖ်စီ /၂၀၁၆-၂၀၁၇ (ရက) ဖြင့် မှတ်ပုံတင်ထားသည့် ယာယီ ကုမ္ပဏီ မှတ်ပုံတင်လက်မှတ်၊ သင်းဖွဲ့စည်းမျဉ်း၊ သင်းဖွဲ့မှတ်တမ်းများအား တင်ပြထားပါသည်။

၃။ Four Rivers Inya Office Co., Ltd. သည် Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်းအတွက် မြေငှားရမ်းခြင်းစာချုပ် (မူကြမ်း)၊ မြေပိုင်ရှင်၏ ပိုင်ဆိုင်မှု အထောက်အထားနှင့် အဆိုပြုလုပ်ငန်း၏ စုစုပေါင်းမတည်ငွေရင်းပမာဏတွင် ပါဝင်သော ချေးငွေနှစ်ခုဖြစ်သော ရှယ်ယာဝင်ထံမှ ချေးငွေ US$ ၉.၅၅သန်း နှင့် Overseas Private and Investment Corporation (OPIC)ထံမှ ချေးငွေ US$ ၁၉.၉၀ သန်းတို့အတွက် ချေးငွေစာချုပ် (မူကြမ်း)များနှင့် ချေးငွေပြန်လည်ပေးဆပ်မည့် အစီအစဉ်များ တင်ပြထားပါသည်။

၄။ လုပ်ငန်း စီမံကိန်း ကာလမှာ ၄၀ နှစ် ဖြစ်ပါသည်။ တည်ဆောက်ရေးကာလ ၂ နှစ် နှင့် ၆ လ ဖြစ်ပြီး ကော်မရှင် ခွင့်ပြုမိန့်ရရှိပြီးပါက လုပ်ငန်းများ စတင်ဆောင်ရွက်မည်ဖြစ်ကြောင်း တင်ပြထားပါသည်။

၅။ လုပ်ငန်း၏စုစုပေါင်းမတည်ငွေရင်းပမာဏမှာ US$ ၄၁.၄၄၇သန်းဖြစ်ပြီး နိုင်ငံခြားမတည်ငွေရင်းမှာ ရှယ်ယာထည့်ဝင်မှု အမေရိကန်ဒေါ်လာ ၁၂.၀၀ သန်း၊ ရှယ်ယာဝင်ထံမှချေးငွေ အမေရိကန် ဒေါ်လာ

၉.၅၅သန်းနှင့် Overseas Private and Investment Corporation (OPIC)ထံမှချေးငွေ အမေရိကန်ဒေါ်လာ ၁၉.၉၀ သန်းအပါအဝင်ဖြစ်ပါသည်။ရင်းနှီးမြှုပ်နှံထည့်ဝင်မှုအမျိုးအစားမှာ အောက်ပါအတိုင်းဖြစ်ပါသည်-

	အမေရိကန်ဒေါ်လာ **(သန်း)**
ငွေသား	၁၂.၀၀၀
စက်နှင့် စက်ပစ္စည်း	၁၈.၇၆၀
အခြား	၁၀.၆၈၇
စုစုပေါင်း	၄၁.၄၄၇

၆။ လုပ်ငန်းဆောင်ရွက်ရန်အတွက် ပြည်တွင်းဝန်ထမ်း ၅၁ ဦးနှင့် ပြည်ပဝန်ထမ်း ၁ ဦး စုစုပေါင်းဝန်ထမ်း ၅၂ ဦး ခန့်ထားမည်ဖြစ်ပါသည်။ ပြည်တွင်းဝန်ထမ်း ၁ ဦး၏ အနိမ့်ဆုံးလစာမှာ တစ်လလျှင် အမေရိကန်ဒေါ်လာ ၄၀၀ ဖြစ်ပြီး၊ အမြင့်ဆုံးလစာမှာ တစ်လလျှင် အမေရိကန်ဒေါ်လာ ၂,၅၀၀ ဖြစ်ပါသည်။ ပြည်ပဝန်ထမ်းတစ်ဦး၏ အနိမ့်ဆုံးလစာမှာ တစ်လပျမ်းမျှလစာမှာ အမေရိကန်ဒေါ်လာ ၄,၀၀၀ ဖြစ်ပါသည်။

၇။ အဆိုပြု လုပ်ငန်း၏ ဝန်ဆောင်မှု အခြေအနေမှာ အောက်ပါအတိုင်း ဖြစ်ပါသည်-

ငှားရမ်းနိုင်မည့် ဧရိယာ (စတုရန်းမီတာ)	Occupancy Rate (%)	ငှားရမ်းခနှုန်းထား (US$/စတုရန်းမီတာ)
၁၂၉၇၂	၈၅	၄၃

၈။ ဤလုပ်ငန်းကို ဆောင်ရွက်ခြင်းဖြင့် ပုံမှန်နှစ် (ဆဋ္ဌမနှစ်)တွင် ရရှိမည့် ကုမ္ပဏီ၏ ဝင်ငွေနှင့် အသုံးစရိတ် ခန့်မှန်းခြေမှာ အောက်ပါအတိုင်းဖြစ်ပါသည် -

		US$(သန်း)
(က)	ဝင်ငွေ	၇.၆၀
(ခ)	အသုံးစရိတ်	၅.၉၇
(ဂ)	အသားတင်အမြတ်	၁.၆၃

၉။ ဤလုပ်ငန်းကို ဆောင်ရွက်ခြင်းဖြင့် နိုင်ငံတော်မှ ပုံမှန်နှစ်(ဆဋ္ဌမနှစ်)တွင် ရရှိမည့် အကျိုးအမြတ်ခန့်မှန်းခြေမှာ ဝင်ငွေခွန် အမေရိကန်ဒေါ်လာ ၀.၅၄ သန်း နှင့် ကုန်သွယ်လုပ်ငန်းခွန် အမေရိကန်ဒေါ်လာ ၀.၄၁ သန်း ရရှိမည်ဖြစ်ပါသည်။ လုပ်ငန်း၏ အရင်းကြေကာလမှာ ၁၄ နှစ် ဖြစ်ပြီး အရင်းအနှီးအပေါ်အကျိုးအမြတ်ပြန်ပေါ်နှုန်း IRRမှာ ၁၃ % ဖြစ်ပါသည်။ ငွေကြေးလဲလှယ်မှုနှုန်းမှာ အမေရိကန်တစ်ဒေါ်လာ လျှင် ၁,၂၀၀ ကျပ် နှုန်းဖြင့် တွက်ချက်တင်ပြထားပါသည်။

၁၀။ အဆိုပြုလုပ်ငန်း ဆောင်ရွက်ခြင်းနှင့် စပ်လျဉ်း၍ သက်ဆိုင်ရာဌာနများ၏ သဘောထား ပြန်ကြားချက်များမှာ တစ်ဖက်ပါအတိုင်းဖြစ်ပါသည်-

(က) **ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့** **(နောက်ဆက်တွဲ-က)**

၂၀၁၆ ခုနှစ် ဒီဇင်ဘာလ ၂၈ရက်နေ့တွင်ကျင်းပသော ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့ အစည်းအဝေးအမှတ်စဉ် (၃၇/၂၀၁၆)၊ ဆုံးဖြတ်ချက်အပိုဒ် (၄၅)အရ ကန့်ကွက်ရန် မရှိပါကြောင်း။

(ခ) **သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန** **(နောက်ဆက်တွဲ-ခ)**

(၁) အဆိုပြုလုပ်ငန်းများကြောင့် ဖြစ်ပေါ်လာနိုင်သည့် ပတ်ဝန်းကျင်၊လူမှုရေးနှင့်ကျန်းမာရေးထိခိုက်မှုများကို လျော့နည်းစေရန်အတွက် လုပ်ငန်းဆိုင်ရာ အချက်အလက်များကို ပြည့်စုံစွာဖော်ပြပြီး လုပ်ငန်းဆောင်ရွက်ရာတွင် ပတ်ဝန်းကျင်ထိခိုက်မှု အနည်းဆုံး ဖြစ်စေမည့်နည်းစနစ်များအား အသုံးပြုရန်နှင့် အဆိုပြုလွှာတွင် ဖော်ပြပါရှိသည့် လူမှုရေးဆိုင်ရာတာဝန်ခံဆောင်ရွက်မှု(Corporate Social Responsibility–CSR) အတွက်အမြတ်ငွေ၏ ၂ % (သို့မဟုတ်) ၃ % အား အသုံးပြုခြင်းတို့ အပါအဝင် ကတိကဝတ်များအား တိတိကျကျ လိုက်နာအကောင်အထည်ဖော် ဆောင်ရွက်ရန်။

(၂) အဆိုပြုလုပ်ငန်း ဆောင်ရွက်မှုကြောင့် ပတ်ဝန်းကျင်နှင့်လူမှုရေး ထိခိုက်မှု မရှိစေရေး(သို့မဟုတ်) ထိခိုက်မှုအနည်းဆုံး ဖြစ်စေရေးအတွက် လုပ်ငန်း အကောင်အထည်မဖော်မီ ကနဦးပတ်ဝန်းကျင် ဆန်းစစ်ခြင်း (Initial Environmental Examination - IEE)ကိုဆောင်ရွက်ပြီး ပတ်ဝန်းကျင်ထိခိုက်မှု ဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များအတိုင်း အစီရင်ခံစာရေးသားတင်ပြရန်။

(၃) အထက်ပါလေ့လာဆန်းစစ်မှုရလဒ်များကို အခြေခံ၍ လုပ်ငန်းများ ဆောင်ရွက်ရာတွင် ပတ်ဝန်းကျင်နှင့်လူမှုရေးဆိုင်ရာ ထိခိုက်မှုမဖြစ်စေရေး (သို့မဟုတ်) အနည်းဆုံးဖြစ်စေသည့် လုပ်ငန်းဆောင်ရွက်မည့် အစီအစဉ်၊ စွန့်ပစ်ပစ္စည်း/စွန့်ပစ်အရည် စီမံခန့်ခွဲမှု အစီအစဉ်၊ စောင့်ကြပ်ကြည့်ရှုစစ်ဆေးမည့်အစီအစဉ်၊ ပတ်ဝန်းကျင်ထိခိုက်မှု လျော့ပါးရေး ဆောင်ရွက်မည့်လုပ်ငန်းများအတွက် သုံးစွဲမည့်ရန်ပုံငွေ စသည်တို့ ပါဝင်သည့် ပတ်ဝန်းကျင် စီမံခန့်ခွဲမှု အစီအစဉ် (Environmental Management Plan - EMP) ရေးဆွဲတင်ပြရန်နှင့် စီမံချက်ပါအတိုင်း အကောင်အထည်ဖော်ဆောင်ရွက်ရန်။

(၄) ပြဋ္ဌာန်းထားသည့် ပတ်ဝန်းကျင်ထိန်းသိမ်းရေး ဥပဒေ၊ နည်းဥပဒေ၊ လုပ်ထုံးလုပ်နည်းများ၊ အမျိုးသားပတ်ဝန်းကျင်ဆိုင်ရာ အရည်အသွေး(ထုတ်လွှတ်မှု) လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်ရန်။

ကုမ္ပဏီမှ သယံဇာတနှင့် သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန၏ သဘောထားမှတ်ချက်နှင့်အညီ လိုက်နာ ဆောင်ရွက်မည်ဖြစ်ကြောင်း ကတိဝန်ခံစာ တင်ပြထားပါသည်။

(ဂ) **မြန်မာနိုင်ငံတော်ဗဟိုဘဏ်** **(နောက်ဆက်တွဲ-ဂ)**

Equityအဖြစ်ထည့်ဝင်မည့် အမေရိကန်ဒေါ်လာ ၁၂ သန်းအနက် မတည်ငွေရင်းထည့်ဝင်ထားခြင်း မရှိသေးသောကြောင့် မတည်ရင်းနှီးငွေ ထည့်ဝင်ပြီးမှသာ ချေးငွေခွင့်ပြုမိန့် လျှောက်ထားရန်ဖြစ်ကြောင်း။

ကုမ္ပဏီမှ မြန်မာနိုင်ငံတော် ဗဟိုဘဏ်၏ သဘောထားမှတ်ချက်နှင့်အညီ လိုက်နာဆောင်ရွက်မည်ဖြစ်ကြောင်း ကတိဝန်ခံစာ တင်ပြထားပါသည်။

(ဃ) **ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ** **(နောက်ဆက်တွဲ-ဃ)**

ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီသို့ ပုံစံခွင့်ပြုမိန့်ရယူရာတွင် အင်ဂျင်နီယာဌာန(အဆောက်အဦ)၊ အင်ဂျင်နီယာဌာန (လမ်းနှင့်တံတား)၊ အင်ဂျင်နီယာဌာန (ရေနှင့်သန့်ရှင်းမှု)နှင့် ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးနှင့် သန့်ရှင်းရေးဌာနတို့၏ လုပ်ထုံးလုပ်နည်းများ၊ နည်းဥပဒေများနှင့်အညီ လိုက်နာရေးဆွဲတင်ပြပြီး ဆောက်လုပ်မည်ဆိုပါက ကန့်ကွက်ရန်မရှိကြောင်း။

ကုမ္ပဏီမှ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ ၏ သဘောထားမှတ်ချက်နှင့်အညီ လိုက်နာဆောင်ရွက်မည်ဖြစ်ကြောင်း ကတိဝန်ခံစာ တင်ပြထားပါသည်။

(င) **မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း** **(နောက်ဆက်တွဲ-င)**

(၁) မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းအနေဖြင့် အဆိုပြုလုပ်ငန်းဆောင်ရွက်ရာတွင် သတ်မှတ်ထားသော စံချိန်စံညွှန်းများနှင့်အညီ တည်ဆောက်ရန်နှင့် စံချိန်စံညွှန်းအမီတည်ဆောက်ရေးပစ္စည်းများ အသုံးပြု၍ တည်ဆောက်ပါက ကန့်ကွက်ရန်မရှိပါကြောင်း။

(၂) အဆောက်အဦပိုင်းတွင် ပြည်ပမှတင်သွင်းမည့် အောက်ဖော်ပြပါ ဆောက်လုပ်ရေးပစ္စည်းများနှင့် အရေအတွက်ကို ထောက်ခံတင်ပြပါသည်-

စဉ်	ပစ္စည်းအမျိုးအမည်	MIC စာအုပ်ပါ အရေအတွက်	BQ တွင်ပါဝင် သော အရေ အတွက်	ထောက်ခံတင်ပြ သော အရေအတွက်
၁	Cement	၁၁၃၀.၇၄ Ton	၁၁၂၇.၆၄ Ton	၁၁၂၇.၆၄ Ton
၂	Rebar	၃၉၇.၇၄ Ton	၃၉၇.၉၈ Ton	၃၉၇.၇၄ Ton
၃	Structural Steel	၁၆၆၅ Ton	၁၆၆၅.၄၂ Ton	၁၅၈၃ Ton
၄	Fire Rated Paint	၈၁၄၀၀ Lit	၈၁၄၀၀ Lit	၇၇၃၃၀ Lit
၅	Emulsion Paint	၁၅၁၂၂ Lit	၁၅၁၂၂ Lit	၁၅၁၂၂ Lit

၁၁။ နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ဥပဒေပါ အခွန်ဆိုင်ရာ ကင်းလွတ်ခွင့် နှင့် သက်သာခွင့်များကို ခံစားခွင့်ပြုပါရန် တင်ပြထားပါသည်။

၁၂။ ငွေကြေးအထောက်အထားအဖြစ် ကမ္ဘောဇဘဏ်တွင် Four Rivers Inya Office Co., Ltd. အမည်ဖြင့် ၃၁-၁-၂၀၁၇ ရက်စွဲပါ လက်ကျန်ငွေ အမေရိကန်ဒေါ်လာ ၇၅,၀၈၉ နှင့် မိခင်ကုမ္ပဏီ ဖြစ်သော Four Rivers Real Estate Pte, Ltd ၏ စင်ကာပူနိုင်ငံရှိ OCBC Bank နှင့် Cayman Islands ရှိ Cayman National Bank တို့တွင် ဖွင့်လှစ်ထားရှိသော ငွေစာရင်း အထောက်အထားများ တင်ပြထားပါသည်။

၁၃။ နှစ်စဉ်လျှပ်စစ်ဓာတ်အားသုံးစွဲမှုမှာ ၁၁၉၁၅၅၄၄ kWh ခန့်သုံးစွဲမည်ဖြစ်ကြောင်း တင်ပြထားပါသည်။

၁၄။ ပတ်ဝန်းကျင်ညစ်ညမ်းမှု ထိန်းသိမ်းကာကွယ်ရေး ဆောင်ရွက်မည့်အစီအစဉ်၊ ဝန်ထမ်းသက်သာချောင်ချိရေးအစီအစဉ်နှင့် မီးဘေးကြိုတင်ကာကွယ်ရေး အစီအစဉ်တို့အား တင်ပြထားပါသည်။ ယာဉ်ကြောပိတ်ဆို့မှုမရှိစေရေးအတွက်ကြိုတင်ပြင်ဆင်ထားရှိမှု အခြေအနေ (Traffic Management Plan) တင်ပြထားပါသည်။

၁၅။ လုပ်ငန်း၏ နှစ်စဉ်အသားတင်အမြတ်ငွေ၏ ၂% (သို့မဟုတ်)၃ % အား လူမှုဘဝသာယာဝပြောရေး တာဝန်ယူမှု (Corporate Social Responsibility - CSR) အဖြစ် သုံးစွဲသွားမည်ဖြစ်ကြောင်း တင်ပြထားပါသည်။

စိစစ်တင်ပြချက်

၁၆။ အဆိုပြုလုပ်ငန်းနှင့် စပ်လျဥ်း၍ အောက်ပါအတိုင်း စိစစ်တင်ပြအပ်ပါသည်-

(က) အဆိုပြုလုပ်ငန်းနှင့်စပ်လျဥ်း၍ ပြည်ပမှစက်ပစ္စည်းတင်သွင်းရာတွင် လူစီးမော်တော်ယာဥ်များပါဝင်ပါက သက်ဆိုင်ရာ ကုန်သွယ်လုပ်ငန်းခွန်များ ပေးဆောင်တင်သွင်းရမည်ဖြစ်ပါသည်။

(ခ) အဆိုပြုလုပ်ငန်း ဆောင်ရွက်မည့် ပုဂ္ဂလိကမြေနှင့် စပ်လျဥ်း၍ ပြည်ထောင်စုအစိုးရအဖွဲ့အစည်းအဝေးသို့ တင်ပြရန် ဆောင်ရွက်ထားဆဲဖြစ်ပါသည်။

(ဂ) အထပ်မြင့် အဆောက်အဦဆောက်လုပ်ခြင်းအတွက် ဘေးပတ်ဝန်းကျင်မှ လူနေအိမ်များ၊ Micasa Hotel နှင့် ရန်ကုန်တိုင်းစစ်ဌာနချုပ်၊ တပ်မတော်ပိုင်မြေ အမှတ်(၂၂) အရာရှိအိမ်ယာတို့မှ ကန့်ကွက်ရန် မရှိပါကြောင်း ထောက်ခံချက်များ တင်ပြထားပါသည်။

(ဃ) Basement တွင် ကားအစီးရေ (၄၇) စီးရပ်နားနိုင်သော Car Parking နှင့် First Floor မှ Fourth Floor ထိကားအစီးရေ (၈၂) စီးရပ်နားနိုင်သော Car Parking တို့ ထည့်သွင်းတည်ဆောက်မည်ဖြစ်ပါသည်။

(င) ရင်းနှီးမြှုပ်နှံမှုနှင့် ကုမ္ပဏီများ ညွှန်ကြားမှုဦးစီးဌာန၊ မူဝါဒနှင့် ဥပဒေရေးရာဌာနခွဲမှ ကော်မရှင်ခွင့်ပြုမိန့်နှင့် ဆုံးဖြတ်ချက်(မူကြမ်း)အား ဥပဒေနှင့် ညီညွတ်မှုရှိကြောင်း စိစစ်ပြီးဖြစ်ပါသည်။

ဆုံးဖြတ်ရန်အချက်

၁၇။ Four Rivers Inya Office Co., Ltd. မှ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေး ဘုရားလမ်း၊ အမှတ်(၂၀)ရှိ မြေဧရိယာ ၀.၄၈ဧကတွင် Basement(၂) ထပ်နှင့်(၁၉)ထပ် အဆောက်အဦ ဆောက်လုပ်၍ Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် သဘောတူ - မတူ။

ဥက္ကဋ္ဌ(ကိုယ်စား)
(မြသူဇာ၊ တွဲဖက်အတွင်းရေးမှူး)

မိတ္တူကို
ရုံးလက်ခံ/မျှောစာတွဲ

နောက်ဆက်တွဲ-က

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
တိုင်းဒေသကြီးအစိုးရအဖွဲ့
ရန်ကုန်တိုင်းဒေသကြီး

စာအမှတ်၊ ၃ / ၆ - ၃ (၇) / တိုင်းရင်းသား

ရက်စွဲ၊ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ ၃၀ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
အမှတ်(၁)၊ သစ္စာလမ်း၊ ရန်ကင်းမြို့နယ်

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်တောင်းခံလာခြင်းကိစ္စ**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ (၂၀. ၁၂. ၂၀၁၆)ရက်စွဲပါစာအမှတ်၊ မရက-၄/ န-၀၇၈/၂၀၁၆(၁၁၁၅)

၁။ စင်ကာပူနိုင်ငံ Four Rivers Real Estate Pte .Ltd. မှ အစုရှယ်ယာ ၉၉. ၉၉%နှင့် အမေရိကန်နိုင်ငံရှိ Mr. Randolph Post Eddy lll မှ ၀. ၀၁%တို့ ထည့်ဝင်၍ Four Rivers Inya Office Co.,Ltd. တည်ထောင်ကာ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာ့အေးဘုရားလမ်း၊ ကံဘဲ့ရပ်ကွက်၊ မြေတိုင်းရပ်ကွက်အမှတ်-၈၅၊ မြေကွက်အမှတ် ၅(အေ/၁) နှင့် (အေ/၂)၊ အမှတ်-၂၀ ရှိ မြေဧရိယာ ၀. ၄၈ ဧကတွင် Basement (၂)ထပ်နှင့် (၁၉)ထပ် အဆောက်အဦးဆောက်လုပ်၍ Construction of Office Tower, Leasing and Manangement of Office Space လုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာမှုအပေါ် သဘောထားမှတ်ချက် ပြန်ကြားပေးနိုင်ပါရန် ရည်ညွှန်းပါစာဖြင့် ညှိနှိုင်းမေတ္တာရပ်ခံလာပါသည်။

၂။ အဆိုပါကိစ္စနှင့်စပ်လျဉ်း၍ (၂၈. ၁၂. ၂၀၁၆)ရက်နေ့ တွင် ကျင်းပပြုလုပ်သော ရန်ကုန်တိုင်းဒေသကြီး အစိုးရအဖွဲ့ အစည်းအဝေးအမှတ်စဉ် (၃၇/၂၀၁၆)၊ ဆုံးဖြတ်ချက်အပိုဒ် (၄၅)အရ ကန့်ကွက်ရန်မရှိပါကြောင်း သဘောထားပြန်ကြားပါသည်။

ဝန်ကြီးချုပ် (ကိုယ်စား)
(နော်ပန်းသဉ္ဇာမျိုး၊ ကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး)

မိတ္တူကို

ရန်ကုန်တိုင်းဒေသကြီးကရင်တိုင်းရင်းသားလူမျိုးရေးရာဝန်ကြီး
ရန်ကုန်အရှေ့ပိုင်းခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ရန်ကင်းမြို့နယ်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
Four Rivers Inya Office Co.,Ltd.
လက်ခံစာတွဲ/မျှောစာတွဲ

D/2016/Cabinet/27(2)

နောက်ဆက်တွဲ-ခ

ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့

ရန်ကုန်မြို့

စာအမှတ်၊၀၀၁/ MIC(OSS) /၀၁(၈ / ၁၇)

ရက် စွဲ ၊ ၂၀၁၇ ခုနှစ် ဇန်နဝါရီလ ၉ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်အဖွဲ့

အကြောင်းအရာ။ **Four Rivers Inya Office Co., Ltd. မှ Basement (၂) ထပ်နှင့် (၁၉) ထပ် အဆောက်အဦ ဆောက်လုပ်၍ Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်းအား ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာခြင်းကိစ္စနှင့် စပ်လျဉ်း၍ သဘောထားမှတ်ချက်ပြန်ကြားခြင်း**

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၁-၁၂-၂၀၁၆ ရက်စွဲပါစာအမှတ်၊ မရက-၄/ န-၀၇၈/ ၂၀၁၆ (၁၁၁၆)

၁။ စင်္ကာပူနိုင်ငံရှိ Four Rivers Real Estate Pte. Ltd., မှ အစုရှယ်ယာ ၉၉.၉၉% နှင့် အမေရိကန်နိုင်ငံရှိ Mr. Randolph Post Eddy III မှ ၀.၀၁% တို့ ထည့်ဝင်၍ မြန်မာနိုင်ငံတွင် Four Rivers Inya Office Co., Ltd. တည်ထောင်ကာ ရာခိုင်နှုန်းပြည့် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဖြင့် ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရားလမ်း၊ ကံဘဲ့ရပ်ကွက်၊ မြေတိုင်းရပ်ကွက် အမှတ်-၈၅၊ မြေကွက်အမှတ်- ၅(အေ/၁) နှင့် (အေ/၂)၊ အမှတ်- ၂၀ ရှိ မြေဧရိယာ ၀.၄၈ ဧက(၁၉၄၂.၄၉၁ စတုရန်းမီတာ) ကို ငှားရမ်း၍ Basement (၂) ထပ်နှင့် (၁၉) ထပ် အဆောက်အဦ ဆောက်လုပ်ကာ Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်းအား နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာခြင်းကိစ္စနှင့်စပ်လျဉ်း၍ စိစစ်ပြီး သဘောထားမှတ်ချက် ပြန်ကြားပေးပါရန် ရည်ညွှန်းပါစာဖြင့် အကြောင်းကြားလာပါသည်။

၂။ အဆိုပါ ပေးပို့လာသော ရင်းနှီးမြှုပ်နှံမှုဆိုင်ရာ အဆိုပြုလွှာအား စိစစ်ရာတွင် အောက်ပါအချက်များအား လေ့လာတွေ့ရှိရပါသည် -

(က) ကနဦးရင်းနှီးမြှုပ်နှံမှု ကာလမှာ (၄၀) နှစ်ဖြစ်ပြီး၊ လုပ်ငန်းတည်ဆောက်မည့် ကာလမှာ (၂) နှစ် ဖြစ်ကြောင်း၊

(ခ) အဆိုပြု Basement (၂) ထပ်နှင့် (၁၉) ထပ်ပါ Office Tower အဆောက်အဦတွင် ခေါင်းမိုးထပ် (၁) ထပ်၊ ရုံးခန်းပြုလုပ်မည့် အထပ် (၁၃) ထပ်၊ ကားအစီး (၁၃၀) ရပ်နား

နိုင်သည့် အထပ် (၄) ထပ်၊ ညှော့ကြိုခန်းမကြီး (၁) ထပ်နှင့် မြေအောက်ထပ် (၂) ထပ်ကို ထည့်သွင်း တည်ဆောက်သွားမည်ဖြစ်ပြီး အဆောက်အဦ အသုံးပြုဧရိယာ စုစုပေါင်း (၂၃၁၇၁.၀၅ စတုရန်းမီတာ) ရှိ ကြောင်း၊

(ဂ) လုပ်ငန်းခွင် သာယာရေးနှင့် သက်သာချောင်ချိရေးစီမံချက်၊ မီးဘေး ကြိုတင်ကာကွယ်ရေး စီမံချက်များကိုလည်းထားရှိ ဆောင်ရွက်သွားမည် ဖြစ်ကြောင်း၊

(ဃ) လုပ်ငန်းမှရရှိလာမည့် အသားတင်အမြတ်ငွေ၏ ၂% (သို့မဟုတ်) ၃% ကို လူမှုရေးဆိုင်ရာတာဝန်ခံ ဆောင်ရွက်မှု (Corporate Social Responsibility-CSR) လုပ်ငန်းများတွင် ထည့်ဝင်အသုံးပြုသွားမည်ဖြစ်ကြောင်း၊

(င) သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးနှင့် စပ်လျဉ်း၍ စီမံကိန်းလုပ်ငန်းကြီး (၁) ခုလုံးအတွက် ပတ်ဝန်းကျင်နှင့်လူမှုရေးဆိုင်ရာ ထိခိုက်မှုဆန်းစစ်ခြင်း (Environmental and Social Impact Assessment - ESIA) ကို Four Rivers Inya Office Co., Ltd မှ တာဝန်ယူရေးဆွဲ၍ လေးလအတွင်းပေးပို့ အစီရင်ခံတင်ပြသွားမည်ဖြစ်ကြောင်း ဖော်ပြပါရှိပါသည်။

၃။ တည်ဆောက်ရေးလုပ်ငန်းများဆောင်ရွက်ခြင်းနှင့် စပ်လျဉ်း၍ အောက်ဖော်ပြပါ ပတ်ဝန်းကျင်ဆိုင်ရာထိခိုက်မှုများ ဖြစ်ပေါ်လာနိုင်ကြောင်း လေ့လာသုံးသပ်ရပါသည် -

(က) Four Rivers Inya Office Co., Ltd. မှ Basement (၂) ထပ်နှင့် (၁၉) ထပ်ပါ Office Tower အဆောက်အဦ (၁) လုံးတည်ဆောက်ခြင်းလုပ်ငန်းများ ဆောင်ရွက်ရာတွင် မြေတူးခြင်း၊ မြေသား ပြုပြင်ဖော်ထုတ်ခြင်း လုပ်ငန်းများမှထွက်ရှိလာမည့် မြေသား အမှုန်၊ အမွှား၊ ဖုန်မှုန့်များကြောင့် ပတ်ဝန်းကျင်လေထုနှင့် မြေထုညစ်ညမ်းခြင်း၊

(ခ) လုပ်ငန်းသုံး ယာဉ်ယန္တရားများ၏ စွန့်ပစ်အမဲဆီ၊ အင်ဂျင်ဝိုင်နှင့် ဖိတ်စင်စက်သုံးဆီများ၊ ဆူညံသံများကြောင့် ပတ်ဝန်းကျင်ညစ်ညမ်းခြင်း၊

(ဂ) အလုပ်သမားများ၏ စွန့်ပစ်ပစ္စည်းများနှင့် မိလ္လာအညစ်အကြေးများကြောင့် ပတ်ဝန်းကျင်ညစ်ညမ်းခြင်း၊

(ဃ) လုပ်ငန်းများ ဆောင်ရွက်ချိန်တွင် ရုံးခန်းများမှ ထွက်ရှိလာမည့် စွန့်ပစ်အမှိုက်များ၊ ရေဆိုးများနှင့် စွန့်ပစ်ပစ္စည်း အကြွင်းအကျန်များကြောင့် ပတ်ဝန်းကျင် ရေထု၊ မြေထု၊ လေထု ညစ်ညမ်းခြင်းစသည့် ပတ်ဝန်းကျင်ဆိုင်ရာထိခိုက်မှုပြဿနာများ ဖြစ်ပေါ်လာနိုင်ပါသည်။

၄။ သို့ဖြစ်ပါ၍ Four Rivers Inya Office Co., Ltd. မှ အထပ် (၂၃) ထပ်ပါ Office Tower (၁) လုံး တည်ဆောက်၍ Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်းများအား လုပ်ကိုင်ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလာခြင်းကိစ္စနှင့် စပ်လျဉ်း၍ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဆိုင်ရာ ဆောင်ရွက်ရမည့်လုပ်ငန်းများကို အောက်ပါအတိုင်းသဘောထားမှတ်ချက် ပြန်ကြားအပ်ပါသည်-

(က) အဆိုပြုလုပ်ငန်းများကြောင့် ဖြစ်ပေါ်လာနိုင်သည့် ပတ်ဝန်းကျင်၊ လူမှုရေးနှင့် ကျန်းမာရေး ထိခိုက်ပျက်စီးမှုများကို လျော့နည်းစေရန်အတွက် လုပ်ငန်းဆိုင်ရာ အချက်အလက်များကို ပြည့်စုံစွာဖော်ပြပြီး လုပ်ငန်းဆောင်ရွက်ရာတွင် ပတ်ဝန်းကျင်ထိခိုက်မှု အနည်းဆုံးဖြစ်စေမည့် နည်းစနစ်များအား အသုံးပြုရန်နှင့် အဆိုပြုလွှာတွင် ဖော်ပြထားသည့် လူမှုရေးဆိုင်ရာတာဝန်ခံဆောင်ရွက်မှု (Corporate Social Responsibility - CSR) အတွက် အသားတင်အမြတ်ငွေ၏ ၂% (သို့မဟုတ်) ၃% အား အသုံးပြုခြင်း အပါအဝင်ဆောင်ရွက်ပေးသွားမည့် ကတိကဝတ်များကို တိတိကျကျလိုက်နာ အကောင်အထည်ဖော်ဆောင်ရွက်ရန်။

(ခ) အဆိုပြုလုပ်ငန်းကြောင့် ပတ်ဝန်းကျင်နှင့်လူမှုရေး ထိခိုက်မှုမရှိစေရေး (သို့မဟုတ်) ထိခိုက်မှု အနည်းဆုံးဖြစ်စေရေးအတွက် **ကနဦးပတ်ဝန်းကျင်ဆန်းစစ်ခြင်း (Initial Environmental Examination - IEE)** ကို ဆောင်ရွက်ပြီး ပတ်ဝန်းကျင်ထိခိုက်မှု ဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များပါအတိုင်း အစီရင်ခံစာရေးသားတင်ပြရန်၊

(ဂ) အထက်ပါလေ့လာဆန်းစစ်မှု ရလဒ်များကိုအခြေခံ၍ ပတ်ဝန်းကျင်နှင့် လူမှုရေးထိခိုက်မှု မဖြစ်ပေါ်စေရေး (သို့မဟုတ်) ထိခိုက်မှုအနည်းဆုံးဖြစ်စေသည့် လုပ်ငန်းဆောင်ရွက်မည့် အစီအစဉ် စွန့်ပစ်ပစ္စည်း/စွန့်ပစ်အရည် စီမံခန့်ခွဲမှုအစီအစဉ်၊ စောင့်ကြပ်ကြည့်ရှုစစ်ဆေးမည့် အစီအစဉ်၊ ပတ်ဝန်းကျင်ထိခိုက်မှု လျော့ပါးစေရေးဆောင်ရွက်မည့် လုပ်ငန်းများအတွက်သုံးစွဲမည့်ရန်ပုံငွေ စသည်တို့ပါဝင်သည့် **ပတ်ဝန်းကျင်စီမံခန့်ခွဲမှုအစီအစဉ် (Environmental Management Plan - EMP)** အား ပတ်ဝန်းကျင်ထိခိုက်မှု ဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်းပါ အချက်အလက်များနှင့်အညီ ရေးဆွဲတင်ပြရန်နှင့် စီမံချက်ပါအတိုင်း အကောင်အထည်ဖော် ဆောင်ရွက်ရန်။

(ဃ) ပြဋ္ဌာန်း ထုတ်ပြန်ထားပြီးဖြစ်သော ပတ်ဝန်းကျင်ထိန်းသိမ်းရေး ဥပဒေ၊ နည်းဥပဒေ၊ လုပ်ထုံးလုပ်နည်းများ၊ အမျိုးသား ပတ်ဝန်းကျင်ဆိုင်ရာ အရည်အသွေး (ထုတ်လွှတ်မှု) လမ်းညွှန်ချက်များနှင့်အညီ လိုက်နာဆောင်ရွက်ရန်၊

(င) သက်ဆိုင်ရာ တိုင်းဒေသကြီး/ပြည်နယ် အစိုးရအဖွဲ့၏ ကြီးကြပ်ကွပ်ကဲမှုဖြင့် လုပ်ငန်းဆောင်ရွက်မည့် နေရာ ဒေသတွင် နေထိုင်သော ဒေသခံပြည်သူများ၏ ဆန္ဒနှင့် သဘောထားများကိုလည်း ရယူဆောင်ရွက်ရန်။

(အောင်သူကျော်)
ဒုတိယညွှန်ကြားရေးမှူး
အဖွဲ့ခေါင်းဆောင်
ရင်းနှီးမြှုပ်နှံမှုဌာနဆိုင်ရာပူးပေါင်းလုပ်ငန်းအဖွဲ့

မိတ္တူကို

ပြည်ထောင်စုဝန်ကြီးရုံး
သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန
ညွှန်ကြားရေးမှူးချုပ်၊ သစ်တောဦးစီးဌာန
ဦးဆောင်ညွှန်ကြားရေးမှူး၊ မြန်မာ့သစ်လုပ်ငန်း
ညွှန်ကြားရေးမှူးချုပ်၊ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန
ညွှန်ကြားရေးမှူး၊ ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန၊ ရန်ကုန်တိုင်းဒေသကြီး
ရုံးလက်ခံ

နောက်ဆက်တွဲ-ဂ

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံတော်ဗဟိုဘဏ်

စာအမှတ်၊ အက်ဖ်အီး - ၃၉/ဖြ၈
ရက်စွဲ၊ ၂၀၁၇ ခုနှစ်၊ ဇန်နဝါရီလ ၁၈ ရက်

သို့
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ **သဘောထားမှတ်ချက်တောင်းခံခြင်းကိစ္စ**

ရည်ညွှန်းချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏(၂၁.၁၂.၂၀၁၆)ရက်စွဲပါစာအမှတ်၊ မရက - ၄/န-၀၇၈/ ၂၀၁၆ (၁၁၁၇)

စင်ကာပူနိုင်ငံရှိ Four Rivers Real Estate Pte., Ltd မှ အစုရှယ်ယာ ၉၉.၉၉ % နှင့် အမေရိကန်နိုင်ငံရှိ Mr. Randolph Post Eddy III မှ ၀.၀၁% တို့ ထည့်ဝင်၍ ဖွဲ့စည်းထားသော Four Rivers Inya Office co., Ltd သည် Basement (၂) ထပ်နှင့် (၁၉) ထပ် အဆောက်အဦဆောက်လုပ်၍ Office Space ငှားရမ်းခြင်း လုပ်ငန်း ဆောင်ရွက်ရန်အတွက် မိခင်ကုမ္ပဏီဖြစ်သည့် Four Rivers Real Estate Pte., Ltd ထံမှ အမေရိကန်ဒေါ်လာ (၉.၅၅) သန်းနှင့် Over Private Investment Corporation ထံမှ အမေရိကန်ဒေါ်လာ(၁၉.၉) သန်း ချေးငွေရယူရန် တင်ပြခြင်းအပေါ် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှု ကော်မရှင်က သဘောထားမှတ်ချက် တောင်းခံလာခြင်းနှင့်စပ်လျဉ်း၍ အောက်ပါအတိုင်း ပြန်ကြားအပ်ပါသည်-

> "Four Rivers Inya Office co., Ltd အနေဖြင့် Equity အဖြစ် ထည့်ဝင်မည့် အမေရိကန်ဒေါ်လာ(၁၂) သန်းအနက် မတည်ငွေရင်းထည့်ဝင်ထားခြင်း မရှိသေးသောကြောင့် မတည်ရင်းနှီးငွေ ထည့်ဝင်ပြီးမှသာ ချေးငွေအား ပြန်လည်လျှောက်ထားရန် ဖြစ်ပါသည်"

ဒုတိယဥက္ကဋ္ဌ (ကိုယ်စား)
(ဝင်းသော် ၊ ညွှန်ကြားရေးမှူးချုပ်)

မိတ္တူကို

ဥက္ကဋ္ဌရုံး၊ မြန်မာနိုင်ငံတော်ဗဟိုဘဏ်
ဒုတိယဥက္ကဋ္ဌ(၁)၊ မြန်မာနိုင်ငံတော်ဗဟိုဘဏ်
Four Rivers Inya Office Co., Ltd
ရုံးလက်ခံ
မျှောစာတွဲ

နောက်ဆက်တွဲ-ဃ

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
ရန်ကုန်တိုင်းဒေသကြီးအစိုးရ
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
မြို့တော်ခန်းမ၊ ရန်ကုန်မြို့

စာအမှတ်၊ ၁၀၉/ ၀၁ (၂၀၅) / စသက
ရက် စွဲ ၊ ၂၀၁၇ ခုနှစ် ဇန်နဝါရီလ ၁၆ ရက်

သို့

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

အကြောင်းအရာ။ Four Rivers Inya Office Co., Ltd. မှ တည်ဆောက်မည့် Basement ၂ထပ်+ ၁၉ထပ် အဆောက်အဦနှင့်ပတ်သက်၍ MIC မှသဘောထားမှတ်ချက် တောင်းခံလာခြင်းကိစ္စ

ရည် ညွှန်း ချက်။ မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၁-၁၂-၂၀၁၆ ရက်စွဲပါစာအမှတ်၊ မရက - ၄/န - ၀၇၈ / ၂၀၁၆ (၁၁၁၈)

၁။ ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရားလမ်း၊ ကံဘဲ့ရပ်ကွက်၊ မြေတိုင်းရပ်ကွက်အမှတ် ၈၅၊ မြေကွက်အမှတ် ၅(အေ/၁)နှင့်(အေ/၂)၊ အမှတ် ၂၀ရှိ မြေဧရိယာ ၀.၄၈ ဧကတွင် စင်္ကာပူနိုင်ငံရှိ Four Rivers Real Estate PteLtd. မှ ၉၉.၉၉% နှင့် အမေရိကန်နိုင်ငံရှိ Mr. Randolph Post Eddy III မှ ၀.၀၁% တို့ထည့်ဝင်၍ Four Rivers Inya Office Co., Ltd. တည်ထောင်ကာ Basement(၂)ထပ်+(၁၉)ထပ်အဆောက်အဦဆောက်လုပ်၍ Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်းအားနိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်ခွင့်ပြုပါရန် တင်ပြလျှောက်ထားခြင်းနှင့်စပ်လျဉ်း၍ သဘောထားမှတ်ချက်အား ရက်သတ္တပတ်တစ်ပတ်အတွင်း ပြန်ကြားပေးပါရန် ရည်ညွှန်းပါစာဖြင့် ပေးပို့လာပါသည်။

၂။ အဆိုပါစီမံကိန်းနှင့်ပတ်သက်၍ မြေအသုံးချမှုအနေဖြင့် ဒေါ်သန်းသန်းထွတ်အမည်ပေါက်ဖြင့် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီမှ ထုတ်ပေးထားသည့် ၂၀၁၅-၂၀၁၆ C/Map ၊ D/Map တို့ဖြင့် တင်ပြထားပါသည်။

၃။ အဆိုပြုလုပ်ငန်းအားစိစစ်ရာ ရင်းနှီးမြှုပ်နှံမှုပြုမည့်နေရာသည် ယခင်ရန်ကုန်မြို့ပြစီမံကိန်း၏ မြို့မြေအသုံးချခြင်းနှင့်အဆောက်အဦအမြင့်ဇုန်များအရ မြို့မြေအသုံးချမှုမျိုးစုံရောနှောပါဝင်နိုင်သည့်ဇုန် Mix Use Area ဖြစ်ပြီး FAR ၁၀ ၊ BCR ၀.၆ဖြင့် သတ်မှတ်ခဲ့သည့်နေရာဖြစ်ပါသည်။

၄။ အဆိုပြုနေရာသည် ရွှေတိဂုံဘုရားကန့်သတ်ဧရိယာပြင်ပတွင်တည်ရှိနေပြီး အဆောက်အဦအမြင့် ၂၅၂'-၂" ဖြစ်ပြီး ပင်လယ်ရေမျက်နှာပြင်အထက်အမြင့် ၂၈၉'-၈" ခန့်ဖြစ်သဖြင့် အဆောက်အဦအမြင့် ဇုန်အရ ပင်လယ်ရေမျက်နှာပြင်အထက် ၄၁၇ပေ မကျော်ရန်ကန့်သတ်ထားသော နယ်မြေအတွင်း တည်ရှိခြင်းတို့ကြောင့် ကိုက်ညီမှုရှိပါသည်။

၅။ တင်ပြလာသောပုံစံများအားစိစစ်ရာ Basement1 နှင့် 2 အား Car Parking ဧရိယာအဖြစ်လည်းကောင်း၊ Ground Floor တွင် Main Lobby ၊ Coffee Lounge ၊ Basement နှင့် 1st Floor သို့ဝင်/ထွက်မည့် Ramp ဧရိယာအဖြစ်လည်းကောင်း၊ 1st Floor မှ 4th Floor အထိ Car Parking ဧရိယာအဖြစ်လည်းကောင်း၊ 5th Floor မှ 17th Floor အထိ Office Area အဖြစ် လည်းကောင်း၊ 18thFloor အား Staff Canteen, Roof Garden အဖြစ်လည်းကောင်း ပါဝင်ဖွဲ့စည်းထားသည့် Steel Structure အဆောက်အဦအမျိုးအစားဖြစ်ပြီး စုစုပေါင်း ကြမ်းခင်းဧရိယာ ၂၃၇၇၀.၀၅ စ/ပေ ပါဝင်ကြောင်းတွေ့ရှိရပါသည်။ တင်ပြပါ Data များအရ FAR ၇.၉၇ ခန့်ရှိပြီး BCR ၀.၆ ခန့်ရှိကြောင်း စိစစ်တွေ့ရှိရပါသည်။

၆။ အဆိုပါအဆောက်အဦအား ရှေ့ဘက်တွင်အကျဉ်းဆုံးနေရာ၌ ၃၉'-၄" ၊ နောက်ဘက်တွင် အကျဉ်းဆုံးနေရာ၌ ၆'-၁၁" ၊ ဝဲဘက်တွင် ၁၀'-၆" ၊ ယာဘက်တွင် ၆'-၁" ချန်၍ တည်ဆောက်မည့် ပုံစံဖြင့် တင်ပြထားပြီး Office Area ၁၂၉၇၂.၉၄ စ/ပေပါဝင်သဖြင့် လိုအပ်ကားစီးရေ ၁၃၀စီးဖြစ်ပြီး တင်ပြထားသည့်ကားစီးရေမှာ ၁၂၉ စီး ဖြစ်ပါသဖြင့် ကားတစ်စီးစာရပ်နားရန်နေရာ လိုအပ်နေပါသည်။ Road Building Ratio အား စိစစ်ရာ ကမ္ဘာအေးဘုရားလမ်းအကျယ် ၈၇' နှင့်ရှေ့မြေချန် ၃၉'-၄" ဖြင့်တွက်ချက်ပါက ၂၅၂'-၈" ဖြစ်ပြီးတင်ပြ အဆောက်အဦ၏အမြင့်မှာ ၂၅၂'-၂" ဖြစ်ပါသဖြင့်ကိုက်ညီမှုရှိပါသည်။

၇။ သို့ဖြစ်ပါ၍ ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီသို့ ပုံစံခွင့်ပြုမိန့်ရယူရာတွင် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၏ ဌာနများဖြစ်သည့် အင်ဂျင်နီယာဌာန(အဆောက်အအုံ)၊ အင်ဂျင်နီယာဌာန(လမ်းနှင့်တံတား)၊ အင်ဂျင်နီယာဌာန(ရေနှင့်သန့်ရှင်းမှု)နှင့်ပတ်ဝန်းကျင်ထိန်းသိမ်းရေး နှင့် သန့်ရှင်းရေးဌာနတို့၏ လုပ်ထုံးလုပ်နည်းများ၊ နည်းဥပဒေများနှင့်အညီ လိုက်နာရေးဆွဲတင်ပြပြီး ဆောက်လုပ်မည်ဆိုပါက ကန့်ကွက်ရန်မရှိကြောင်းသဘောထားမှတ်ချက်ပြန်ကြားအပ်ပါသည်။

ဥက္ကဋ္ဌ (ကိုယ်စား)
(ဉာဏ်လင်းစိုး၊ ရုံးအဖွဲ့မှူး)

မိတ္တူကို
- မျှောစာတွဲ
- ရုံးလက်ခံ

နောက်ဆက်တွဲ-င

မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း

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သို့

ဥက္ကဋ္ဌ

မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

စာအမှတ် ၊ မအသ / MIC / ၀၁၀၉ / ၂၀၁၇။

ရက်စွဲ ၊ ၂၀၁၇ ခုနှစ်၊ ဖေဖော်ဝါရီလ (၁၀) ရက်။

အကြောင်းအရာ။ **။Four Rivers Inya Office Co., Ltd. ၏ Basement (၂)ထပ်နှင့် (၁၉)ထပ် အဆောက်အဦ ဆောက်လုပ်၍ Construction of Office Tower, Leasing and Management of Office Space လုပ်ငန်းနှင့်စပ်လျဉ်း၍ သဘောထားမှတ်ချက် တောင်းခံထားသည့် ကိစ္စ။**

ရည်ညွှန်းချက် ။ ။မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်၏ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ (၂၁)ရက် နေ့စွဲပါ စာအမှတ် မရက-၄/န-၀၇၈/၂၀၁၆(၁၁၁၉)။

၁။ အထက်ဖော်ပြပါ အကြောင်းအရာကိစ္စနှင့် စပ်လျဉ်း၍ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းသို့ သက်ဆိုင်ရာ Four Rivers Inya Office Co., Ltd. မှ ၂၀၁၆ ခုနှစ်၊ ဒီဇင်ဘာလ (၂၁) ရက်စွဲဖြင့် ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရားလမ်း၊ ကံဘဲ့ရပ်ကွက်၊ မြေတိုင်းရပ်ကွက်အမှတ် ၈၅၊ မြေကွက်အမှတ် ၅(အေ/၁) နှင့် (အေ/၂)၊ အမှတ်-၂၀ ရှိ မြေဧရိယာ ၀.၄၈ ဧကတွင် Basement (၂)ထပ်နှင့် (၁၉)ထပ် အဆောက်အဦ ဆောက်လုပ်၍ Construction of Office Tower, Leasing and Management of Ofice Space လုပ်ငန်း ဆောင်ရွက်ရန် အဆောက်အဦနှင့် ပတ်သက်သော ပုံစံများနှင့် အသေးစိတ်ဇယားများကို လိုအပ်သော လမ်းညွှန်ချက်များ ပေးပါရန် တင်ပြခဲ့ပါသည်။

၂။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းတွင် ဖွဲ့စည်းထားသော MIC Projects Assessment Committee မှ ယင်းကိစ္စနှင့် ပတ်သက်၍ လိုအပ်ချက်များဖြစ်သော Drawings နှင့် Bill of Quantity များကို (၂၄.၁.၂၀၁၇) ရက်နေ့မှစ၍ တောင်းခံခဲ့ရာ (၁.၂.၂၀၁၇) ရက်နေ့တွင် ပြည့်စုံစွာ လာရောက်ပေးပို့ခဲ့ပါသည်။

၃။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းတွင် ဖွဲ့စည်းထားသော MIC Projects Assessment Committee မှ ယင်းကိစ္စနှင့် ပတ်သက်၍ သေချာစွာ စိစစ်နိုင်ရန် ဖိတ်ကြားချက်အရ Four Rivers Inya Office Co., Ltd. မှ တာဝန်ရှိသူများ ဖြစ်ကြသော Mr. Paul Prescott၊ ဒေါ်မိမိအေးအောင်၊ ဒေါ်မိုးသဲဖြူ၊ ဦးကျော်ကျော်နိုင်၊ ဦးရဲနိုင်စိုး၊ ဒေါ်မေမိုးမိုးခိုင်၊ ဒေါ်ရွှေနှင်းဆီနှင့် ဦးရန်ကျော်အောင် တို့သည် (၇.၂.၂၀၁၇) ရက်နေ့တွင် မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းသို့ လာရောက်၍ စီမံကိန်းနှင့် ပတ်သက်သော အချက်အလက်များကို ရှင်းလင်းတင်ပြခဲ့ပါသည်။

၄။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်းမှ အဖွဲ့ဝင်များ ဖြစ်ကြသော ဥက္ကဋ္ဌ ဦးအောင်မြင့်၊ အတွင်းရေးမှူး ဦးကြည်လွင်၊ အဖွဲ့ဝင်များဖြစ်ကြသော ဦးကျော်စန်ဝင်း၊ ဦးခင်မောင်ဌေး၊ ဦးခင်မောင်မောင်၊ ဦးခင်မောင်ဝင်း နှင့် ဦးစောထွေးဇော်တို့ တက်ရောက်ကြပြီး သိလိုသည်များကို မေးမြန်းဆွေးနွေးကြပါသည်။

၅။ မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း၊ MIC Projects Assessment Committee အနေဖြင့် ရန်ကုန်မြို့တွင် တည်ဆောက်မည့် Construction of Office Tower, Leasing and Management of Ofice Space လုပ်ငန်း ဆောင်ရွက်ရာတွင် သတ်မှတ်ထားသော စံချိန်စံညွှန်းများနှင့်အညီ တည်ဆောက်ရန် နှင့် စံချိန်စံညွှန်းမီ တည်ဆောက်ရေးပစ္စည်းများ အသုံးပြု၍ တည်ဆောက်ပါက ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

၆။ အဆောက်အဦပိုင်းတွင် ပြည်ပမှတင်သွင်းမည့် အောက်ဖော်ပြပါ ဆောက်လုပ်ရေးပစ္စည်းများနှင့် အရေအတွက်ကို ထောက်ခံတင်ပြအပ်ပါသည်။

စဉ်	ပစ္စည်းအမျိုးအမည်	MIC စာအုပ်ပါ အရေအတွက်	BQ တွင် ပါဝင်သော အရေအတွက်	ထောက်ခံတင်ပြသော အရေအတွက်
၁။	Cement	၁၁၃၀.၇၄ Ton	၁၁၂၇.၆၄ Ton	၁၁၂၇.၆၄ Ton
၂။	Rebar	၃၉၇.၇၄ Ton	၃၉၇.၉၈ Ton	၃၉၇.၇၄ Ton
၃။	Structural Steel	၁၆၆၅ Ton	၁၆၆၅.၄၂ Ton	၁၅၈၃ Ton
၄။	Fire Rated Paint	၈၁၄၀၀ Lit	၈၁၄၀၀ Lit	၇၇၃၃၀ Lit
၅။	Emulsion Paint	၁၅၁၂၂ Lit	၁၅၁၂၂ Lit	၁၅၁၂၂ Lit

Ton = တန်, Lit = လီတာ

၇။ အဆောက်အဦ၏ Electrical, Water Supply & Sanitation နှင့် Aircondition System တို့ကို စိစစ်ခဲ့ရာ လက်ခံနိုင်ကြောင်း တင်ပြအပ်ပါသည်။

၈။ Emergency လှေကား ၂-ခုသည် အဆောက်အဦ၏ အလယ်နေရာတွင် တည်ရှိနေပြီး၊ အရေးပေါ်အခြေအနေ ဖြစ်ပေါ်လာပါက ပြေးလမ်း လွတ်လမ်း ကောင်းမွန်စေရန် အဆောက်အဦ အပြင်ဘက်သို့ လှေကားတစ်စင်း ပြောင်းရွှေ့သင့်ပါသည်။

မှတ်ချက်။ ။(၁) ယခုတင်ပြသော စီမံကိန်းစိစစ်ရာတွင် တင်ပြသောပုံစံ၊ ဒီဇိုင်းများသည် အမှန်တကယ်အသေးစိတ် တည်ဆောက်မည့် ပုံစံ၊ ဒီဇိုင်းများနှင့် ကွဲလွဲမှုရှိမည်ဆိုပါက ယခုတွက်ချက်ထားသောပစ္စည်းအရေအတွက်များမှာ အမှန်တကယ်သုံးစွဲမည့် အရေအတွက်နှင့် ကွာခြားနိုင်ပါသည်။ သို့အတွက် လိုအပ်ပါက Detail Drawings မှ တွက်ချက်ထားသော Detail Estimate ရရှိပြီးသည့်အခါတွင် ပြန်လည်စိစစ်မှုများဆောင်ရွက်ရန် လိုအပ်ပါသည်။ (Subject to Check)

(၂) သက်ဆိုင်ရာမီးသတ်ဦးစီးဌာနမှချမှတ်ထားသော လမ်းညွှန်ချက်များအတိုင်းလိုက်နာဆောင်ရွက်မည်ဆိုပါက ကန့်ကွက်ရန်မရှိပါကြောင်း တင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

(အောင်မြင့်)

ဥက္ကဋ္ဌ

မြန်မာနိုင်ငံအင်ဂျင်နီယာအသင်း

မိတ္တူကို - Managing Director, Four Rivers Inya Office Co., Ltd.
- ညွှန်ကြားရေးမှူးချုပ်၊ ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန
- အတွင်းရေးမှူး၊ MIC Projects Assessment Committee
- ရုံးလက်ခံ / မျှောစာတွဲ

MIC Projects Assessment Committee
Myanmar Engineering Society

Four Rivers Inya Office Co., Ltd.

MYANMAR INVESTMENT COMMISSION APPLICATION
for
OFFICE BUILDING CONSTRUCTION

Yangon

Republic of the Union of Myanmar

Four Rivers Inya Office Co., Ltd.

Proposed Investment to incorporate as foreign owned company in The Republic Of The Union of Myann

Index

Four Rivers Inya Office Co., Ltd.

30 November 2016

Chairman
Myanmar Investment Commission
Yangon
Myanmar

To Whom It May Concern:

Four Rivers Real Estate Pte. Ltd. is a Singapore registered company backed by United States investors seeking to develop real estate projects in Myanmar. The company seeks to establish Four Rivers Inya Office Co. Ltd. as a joint venture company combining experienced American emerging market investors with a highly respected local company and landowner.

Four Rivers aims to invest responsibly in the growing Myanmar construction market and meet the increasing demand for Grade A office space for multinational and local clients. The Company is committed to Responsible Investing, CSR and Sustainable Development Principles. These are an integral part of the Company's Business Plan and are developed in specific sections below.

Market Analysis

Being the former capital city and the present commercial hub of Myanmar, Yangon has very limited spaces for new offices, particularly in prime locations of the city. Since Myanmar has opened its doors in recent years, the demands for high quality office spaces have soared rapidly, as are the rental prices. With the annual growth rate of 2-3%, the need for more office space in the city is enormous. At the same time, demand for offices for expatriates and multinational companies are soaring as an increasing number of business are coming to set up operations in Myanmar.

Currently, there is approximately only 150,000 m2 of purpose built, Grade A office space in Yangon. This project aims to fill this gap by providing international quality office space that appeals to local companies and international corporations expanding their presence in Myanmar. The current office space market is fragmented between the few existing office buildings and converted residential condominiums and detached houses. These types of buildings are not suitable for the long-term growth of international companies that desire purpose built buildings with the highest standards of build quality and property management services.

Project Description

Four Rivers will utilize a team of international design consultants, engineers, architects and construction contractors to build an iconic, international standard office building compromising of 18 floors above ground with two basements. It will be designed with the most modern, energy efficient methods available and include adequate parking and green space. The building will compromise a total constructed floor area (CFA) of 23,171 m2/249,411 Sq-ft and approximately 12,972 m2/139,640 Sq-ft of net leasable office space (NLA). It will include approximate 130 parking spots, in compliance with current YCDC regulations.

Based on the market situation, business activities of the Company will include the following:

1. Managed Office Tower: Providing a fully finished office building with open floor plan including staffed reception and lobby, cleaning and maintenance, IT services, and parking.

2. International quality management of the building which will include; Maintenance of the building and facilities, routine pest control, environmental and waste management and a high degree of property security.

3. Branded Food & Beverage facilities (quantity yet to be decided).

All management functions of the property will be performed to international standards utilizing worldwide accepted best practices.

Project Operations

Four Rivers is committed to responsible investing and abiding by a code of conduct that places emphasis on the health and well-being of its employees and a high regard for ethical and sustainable development.

In order to run its operations efficiently and in line with internal corporate social responsibility principles, Four Rivers will recruit locally for **52 full-time, direct hire employees**. In addition to direct hire employees, the Company will also employ approximately **20 additional local part-time staff** through sub-contractors in areas of landscape and property maintenance, pest control, security, drivers, marketing firms, etc. The construction phase of the building **will create approximately 315 jobs** during the 3 year build cycle.

Four Rivers will offer a range of employee benefits and training/skills programs to team members working at the company's Myanmar projects. We will respect the practices, laws and regulations of the Republic of the Union of Myanmar. Where applicable, the Company will provide the highest level of employee benefits it is able to do so, in full compliance with the Republic of Union of Myanmar Labour Law. Those benefits offered to employees may include some or all of the following:

<table>
<tr><th colspan="2">Pay and Benefits</th></tr>
<tr><td>□ Fixed pay with competitive positioning
□ Variable pay
o Short-term bonus (linked to objectives)
o Sales incentives
o Other variable remuneration plans</td><td>□ Employee benefits:
o Pension and Retirement schemes
o Insurance benefits (medical, disability and life)
o Paid Vacation days
o Paid Sick Leave
o Tuition assistance for employee capacity building (continuing education)
o Tuition assistance for employee dependents (children)</td></tr>
</table>

<table>
<tr><th colspan="2">Types of Assistance and Training Programs</th></tr>
<tr><td>Personal growth and development
□ Performance evaluation
□ Development and Career skills
□ Training and learning skills
□ Opportunities for skills training outside of Myanmar</td><td>Work-life environment
□ Safe and caring environment
□ Lifestyle and Wellness programs
□ Work-life flexibility</td></tr>
</table>

Corporate Social Responsibility (CSR)

Internal CSR
Internal Corporate Social Responsibility relates to the attitude of the employer towards its employees. As stated in the above paragraphs, Four Rivers is committed to abiding by a code of conduct that places emphasis on the health and well-being of its employees. In addition to internal CSR, the Company will also invest in external CSR.

External CSR
Four Rivers will invest in the following areas:

- ☐ Philanthropy: Four Rivers will commit to allocating 2-3% of net profits to a CSR fund that will be managed by the Company. This fund will benefit a worthy local cause such as a school, medical clinic, and/or religious establishment. Since the project is yet under construction, the final destination of this fund is not yet made. The company will take time to analyze local groups/institutions and will make the selection based on several indicators including, but not limited to, their past performance, extent of related needs in the adjacent community, and change measurability. The Company will also ask that all employees participate in a "volunteer" day once every six months. This effort will involve all employees, including management and staff, volunteering their time together at a local school, medical clinic, and/or home for the elderly.
- ☐ Voluntary hazard elimination: During business operations and as indicated in the paragraph below, the building will be operated with innovative technology that will eliminate hazard linked to the use of chemicals traditionally used in typical building maintenance. This will indirectly benefit the surrounding communities as well as customers and staffs.
- ☐ Creating shared value: Creating shared value is based upon the connection between corporate success and social well-being. The Company will implement a waste management program aiming at reducing consumer good waste, recycle materials when possible, to reduce the overall carbon footprint of the structure and its residents, making the enterprise more successful while increasing the well-being of the wider community. As the program gets more efficient and successful over time, the Company will aim at expending its program to the neighborhood in order to share its success and increase its impact.

Sustainable Development

This project has been designed to meet the growing demand for modern, efficient office rental space in Yangon. Located in the heart of the city's northern district, the project will utilize the most modern construction techniques with high-quality local labor, design, and materials. The building will provide fully completed open floor plan offices with the latest modern IT infrastructure, telecoms, floor, lighting, and ceiling finishes. High-speed internet and telephone lines will come pre-installed throughout the building office and common areas, along with highly efficient appliances and lighting that use as little electricity as possible. The common spaces and office floors will maximize natural light through ample windows and proper ventilation. The landscaping plan includes the planting of native plants, trees, and grasses to keep in line with the neighborhood aesthetic.

Sustainable Elements of the Project	
☐ Energy Efficient Solar Reflective Double Glazed Curtain Wall to maximize air conditioning efficiency	☐ A high degree of SMART building control to maximize efficiency of interior, exterior and landscape lighting systems, lift services and

☐ 24-hour back-up generator for uninterrupted power supply using the latest fuel efficient generators ☐ Fully Automated (LFS) fire prevention safety system governing extinguishers, alarms and sprinklers ☐ Native landscaping that requires limited amounts of pesticides and water ☐ Environmentally sensitive pest control	centralized AC systems. ☐ Recyclable Water purification system to create potable and landscape irrigation water for the entire building. ☐ Waste management program to reduce consumer good waste, recycle materials where possible, to reduce the overall carbon footprint of the structure and occupants. ☐ Maintenance of the public road in front of the building to ensure that it is repaired regularly and any damage from construction is remedied

We respectfully submit this application for your review.

Sincerely,

Randolph Post Eddy III
Managing Director

Four Rivers Inya Office Co. Ltd.

Date : 10 February 2017

To
Chairman
Myanmar Investment Commission
Yangon, Myanmar.

Subject: : Submission of Fire Safety Plan for Four Rivers Inya Office Co Ltd

1. In building high level Grade A officers and renting offices formed by the establishment of Four Rivers Inya Office Co. Ltd according to the 100% foreign- owned by the four Rivers Real Estates Pte. Ltd, it is arranged effective prevention measures in order for not to occur financial and other losses due to the undesirable dangers.

2. It is adjusted to comply with the following functions and duties for fire safety:-

   (a) Fire prevention service;

   (b) Fire extinguishing service;

   (c) Rehabilitation service.

3. As the fire prevention is the most fundamental and effective service: -

   (1) to remove and prohibit the flammable circumstances:

   (2) to clean the flammable wastes, garbages and weeds in the construction site;

   (3) to hang the warning or signboards for the danger of fire, such as "No smoking, Don't neglect fire, use the fire systematically etc:" in the construction site and to place the special warnings where the fuel or flammable things are stored/handled;

   (4) to fix the emergency ladder which is strong and enough width, and to write and post the guiding signboards for emergency exits;

   (5) to install and use the electricity lines according to the provisions and techniques from the Myanmar Electricity Power Corporation;

   (6) to install the earth wire and lightning rod at the building;

   (7) to draw and designate the priority level marks at the materials to be used for office and work.

4. The following measures shall be complied to prevent not to be on fire and during the fire incident.

(1) to keep the extinguishers, baskets of sand, automatic warning systems and smoke detection system at every building and necessary places;

(2) to install fire hoses and dry rising system;

(3) In order to extinguish, one underground water tank with the capacity of 87987.7 gallons and an overhead water tank with the capacity of 600 gallons shall be places;

(4) to designate prioritized functions to be extinguished in case of fire;

(5) to set duty for the fire safety staff daily;

(6) to conduct fire protection trainings for the staff in cooperation with the fire Department;

(7) to follow the instructions and fire safety plans adopted by the fire Department from time to time.

Rehabilitation Service

Fire insurance policy shall be bought at the fire insurance department in order to cover the injury of human, and losses of machineries due to the fire.

Yours Sincerely,

Mr. Randolph Post Eddy III
Director
Four River Inya Office Co Ltd

မီးဘေးလုံခြုံရေးစီမံချက်

၁။ Four Rivers Real Estates Pte. Ltd သည် 100% နိုင်ငံခြားသားပိုင်သော Four Rivers Inya Office Co., Ltd. တည်ထောင်ပြီး အဆင့်မြင့် Grade A ရုံးခန်းများ တည်ဆောက်၍ ရုံးခန်းများငှားရမ်းခြင်း လုပ်ငန်းကို ဆောင်ရွက်ရာတွင် မလိုလားအပ်သော အန္တရာယ်ကြောင့် ငွေကြေးနှင့် အခြားဆုံးရှုံးမှုများ မဖြစ်စေရေးအတွက် ထိရောက်သော ကြိုတင်ကာကွယ်မှုများကို ဆောင်ရွက်သွားရန် စီစဉ်ထားရှိပါသည်။

၂။ မီးဘေးလုံခြုံရေးအတွက် အောက်ပါလုပ်ငန်းတာဝန်များကို လိုက်နာ ဆောင်ရွက်ရန် ညှိနှိုင်းစီစဉ်ထားပါသည်။

(က) မီးဘေး အန္တရာယ်ကြိုတင်ကာကွယ်ရေးလုပ်ငန်း

(ခ) မီးငြိမ်းသတ်ရေးလုပ်ငန်း

(ဂ) ပြန်လည်ထူထောင်ရေး

၃။ မီးဘေးအန္တရာယ်ကြိုတင်ကာကွယ်ရေးလုပ်ငန်းသည် အခြေခံအကျဆုံးနှင့် အထိရောက်ဆုံးလုပ်ငန်းဖြစ်၍

(၁) မီးလောင်စေနိုင်သော အခြေအနေများကို ဖယ်ရှားတားမြစ်ရန်၊

(၂) ဆောက်လုပ်ရေးလုပ်ငန်းခွင်အတွင်း မီးလောင်စေနိုင်သော စွန့်ပစ်ပစ္စည်းများ၊ အမှိုက်များ၊ ပေါင်းမြက်များကို အမြဲသန့်ရှင်းအောင် ရှင်းလင်းထားရန်၊

(၃) ဆောက်လုပ်ရေးလုပ်ငန်းခွင်အတွင်း "ဆေးလိပ်မသောက်ရ၊ မီးမပေါ့ဆရ၊ မီးကို စနစ်တကျသုံးစွဲပါ" စသည့် မီးဘေးအန္တရာယ်သတိပေးချက်စာတမ်း၊ ဆိုင်းဘုတ်များရေးသားချိတ်ဆွဲထားခြင်း၊ အထူးသဖြင့် လောင်စာဆီနှင့် အခြားမီးလောင်လွယ်သည့် ပစ္စည်းများ ထားသို /ကိုင်တွယ်သည့်နေရာတို့တွင် အထူးသတိပေးချက်များ ဆောင်ရွက်ထားရန်၊

(၄) ခိုင်မာတောင့်တင်း၍ လုံလောက်သော အကျယ်အဝန်းရှိ အရေးပေါ်လှေကားတပ်ဆင်ထားရှိရန်နှင့် အရေးပေါ် ထွက်ပေါက်လမ်းညွှန်ဆိုင်းဘုတ်များ ရေးသားထားရှိရန်၊

(၅) လျှပ်စစ်သွယ်တန်း အသုံးပြုခြင်းကိုမြန်မာ့လျှပ်စစ်လုပ်ငန်းမှ ပြဌာန်းချက်များ၊ နည်းပညာများအတိုင်းတပ်ဆင် အသုံးပြုရန်။

(၆) အဆောက်အဦးတွင် မြေစိုက်ကြိုးများနှင့် မိုးကြိုးလွှဲများတပ်ဆင်ရန်၊

(၇) ရုံးသုံး၊ လုပ်ငန်းခွင်သုံးပစ္စည်းများကို ဦးစားပေးအဆင့် အမှတ်အသားများ ရေးဆွဲသတ်မှတ်ထားရန်၊

၄။ မီးလောင်မှုမဖြစ်ပွားရေးတွက် ကြိုတင်ကာကွယ်ရေးနှင့် မီးလောင်မှုဖြစ်ပွားလာပါက အောက်ပါအတိုင်း လုပ်ငန်းများကို စနစ်တကျ လိုက်နာဆောင်ရွက်ရန်ဖြစ်ပါသည်။

(၁) အဆောက်အဦးတိုင်းနှင့် လိုအပ်သောနေရာတိုင်းတွင် မီးသတ်ဆေးဘူးများ၊ သဲပုံးများ၊ အလိုအလျောက် ကြိုတင်သတိပေးစနစ်နှင့် Smoke Detection System များထားရှိရန်၊

(၂) မီးသတ်ပိုက်များအပြင် Dry Rising Systems များတပ်ဆင်ထားရှိရန်၊

(၃) မီးငြိမ်းသတ်နိုင်ရန်အတွက် ရေလှောင်ကန်များအား မြေအောက်တွင် ဂါလံ(၈၇၉၈၇.၇)ဆံ့ မြေအောက် ရေလှောင်ကန်နှင့် အဆောက်အဦး၏ အပေါ်ဆုံးတွင် ဂါလံ ၆၀၀ဆံ့ Over Tank တစ်ခုထားရှိပါမည်။

(၄) မီးလောင်လျှင် ဦးစားပေးငြိမ်းသတ်ရေးကို သတ်မှတ်ရမည်။

(၅) မီးဘေးလုံခြုံရေးဝန်ထမ်းကို နေ့စဉ်တာဝန်ချထားပါမည်။

(၆) မီးသတ်ဦးစီးဌာနနှင့်ပူးပေါင်း၍ ဝန်ထမ်းများကို မီးဘေးအန္တရာယ်ကာကွယ်ရေး သင်တန်းများပို့ချပါမည်။

(၇) မီးသတ်ဦးစီးဌာနမှ အခါအားလျော်စွာ ချမှတ်ထားသည့် ညွှန်ကြားချက်များ မီးဘေးအန္တရာယ်လုံခြုံရေး စီမံချက်များကို လိုက်နာဆောင်ရွက်ပါမည်။

ပြန်လည်နေရာချထားရေးနှင့် ပြန်လည်ထူထောင်ရေးလုပ်ငန်း

အကယ်၍မီးလောင်မှုကြောင့် လူနှင့် စက်ပစ္စည်းများ ထိခိုက်မှု ဆုံးရှုံးများရှိပါက ဆုံးရှုံးမှုများအတွက် ငွေကြေးခိုင်မာ တောင့်တင်းသော မီးအာမခံဌာနတွင် လုံလောက်သော မီးအာမခံ ပေါ်လစီ ဝယ်ယူထားရှိရန် ဆောင်ရွက်သွားပါမည်။

Yours Sincerely,

Mr. Randolph Post Eddy III
Director
Four River Inya Office Co Ltd

Date: 12 September 2016

The Chairman
Myanmar Investment Commission
No.1, Thitsar Street, Yankin township,
Yangon, Myanmar

Subject: **Request to issue investment permit and application for tax exemptions, reliefs and privileges under the Myanmar Foreign Investment Law of 2012 ("FIL")**

This is a petition by Four Rivers Inya Office Co.. Ltd., which is applying to the Myanmar Investment Commission ("**MIC**") for the issuance of an investment permit to be issued under the FIL in order for Four Rivers Inya Office Company Limited to:

1) Develop, finance and construct a commercial office building in accordance with the Yangon City Development Committee building requirements on the land plots No.5-A/1 (0.240 acres) and 5-A/2 (0.240 acres), located at No.20, Kabar Aye Pagoda Road, Yankin Township, Yangon, in the Republic of the Union of Myanmar;

2) Manage real-estate property;

3) Lease commercial real estate, and

4) Any other business that is ancillary to the above, and/or is integral to the success of the company for developing its projects, as may be approved by the shareholders.

In addition to the exemption provided under Section 27(a) of the FIL, which are set forth below for ease of reference, we are also applying for the exemptions and reliefs specified in Section 27(b) to (k) of the FIL. Namely:

(a) Income tax exemption for a period of five consecutive years including the year of commencement on commercial scale to any business for the production of goods or services, moreover, in case where it is beneficial to the Union, income tax exemption or relief for suitable period depending upon the success of the business in which investment is made;

(b) Exemptions or reliefs from income tax on profits of the business if they are maintained for re-investment in a reserve fund and re-invested therein within 1 year after the reserve is made;

(c) Right to deduct depreciation from the profit, after computing as the rate of deducting depreciation stipulated by the Union, in respect of machinery, equipment, building or other capital assets used in the business for the purpose of income tax assessment;

(d) If the goods produced by any manufacturing business are exported, relief from income tax up to 50 percent on the profits accrued from the said export;

(e) Right to pay income tax on the income of foreigners at the rates applicable to the citizens residing within the Union;

(f) *Right to deduct expenses from the assessable income, such expenses incurred in respect of research and development relating to the business which are actually required and are carried out within the Union;*

(g) *Right to carry forward and set-off the loss up to three (3) consecutive years from the year the loss is actually sustained within two (2) years following the enjoyment of exemption or relief from income tax as contained in sub-section (a), for each business;*

(h) *Exemption or relief from custom duty or other internal taxes or both on machinery, equipment, instruments, machinery components, spare parts and materials used in the business, which are imported as they are actually required for use during the period of construction of business;*

(i) *Exemption or relief from customs duty or other internal taxes or both on raw materials imported for production for the first three (3) years after the completion of construction of business;*

(j) *If the volume of investment is increased with the approval of the Commission and the original investment business is expanded during the permitted period, exemption or relief from custom duty or other internal taxes or both on machinery, equipment, instruments, machinery components, spare parts and materials used in the business which are imported as they are actually required for use in the business expanded as such; and*

(k) *Exemption or relief from commercial tax on the goods produced for export.*

Yours respectfully,

Randolph Post Eddy III
Managing Director
For and on behalf of Board of Directors of
Four Rivers Inya Office Co., Ltd.

Four Rivers Inya Office Co., Ltd.

Randolph Post Eddy III
Managing Director

19 January 2017

The Chairman
Myanmar Investment Commission
Yangon

RE: Four Rivers Inya Office Co., Ltd. MIC Application

To Whom It May Concern:

On behalf of the Board of Directors of Four Rivers Inya Office Co., Ltd. (FRIO), we agree to comply will all regulations of the Republic of the Union of Myanmar government and follow the guidance set forth in your letter Ma Ya Ka-4/Na-078/2017 (043) to us dated 10 January 2017 and listed below.

1. Initial Environmental Evaluation (IEE)
   a. FRIO agrees to submit the report on the potential impact on the environment, social welfare, and health in detail as directed by the Ministry.
   b. FRIO agrees to implement and execute best practices to reduce risks.
2. CSR Fund
   a. FRIO agrees to follow and implement the company's plan to contribute 2.3% of net profit to the FRIO CSR Fund as stipulated in our MIC application.
3. Environmental Management Plan
   a. FRIO agrees to submit an EMP based on the IEE report which will include waste management, investigation procedure, and funding for the EMP.
4. Environmental Conservation Laws, Rules, Procedures, and National Environmental Quality (Emissions) guidelines
   a. FRIO agrees to follow all guidelines, rules and regulations dictated by the Union Government in regards to the environment.
5. FRIO agrees to report IEE proposal, Assessment of potential impacts and preparation of Environmental Management Plan to Ministry of Natural Resources and Environmental Conservation as soon as possible.

Respectfully,

Randolph Post Eddy III
Managing Director

Four Rivers Inya Office Co., Ltd.

Randolph Post Eddy III
Managing Director

25 January 2017

The Chairman
Myanmar Investment Commission
No.1, Thitsar Street, Yankin township,
Yangon, Myanmar

RE: Four Rivers Inya Office Co. Ltd. MIC Application

To Whom It May Concern:

On behalf of the Board of Directors of Four Rivers Inya Office. Co. Ltd., we agree to comply with all regulations and guidelines of Myanmar Engineering Society regarding the construction of 2 RCC basements + 19 storey steel structure office building at 20 Kabaraye Pagoda Road.

Respectfully,

Randolph Post Eddy III
Managing Director

Four Rivers Inya Office Co., Ltd.

Randolph Post Eddy III
Managing Director

24 January 2017

The Chairman
Myanmar Investment Commission
Yangon
Myanmar

RE: Four Rivers Inya Office Co. Ltd. MIC Application

To Whom It May Concern:

On behalf of the Board of Directors of Four Rivers Inya Office. Co. Ltd., we agree to comply with the Central Bank of Myanmar guidelines stated in the letter of Ref: No. FE-39/68, dated 18 January 2017.

Respectfully,

Randolph Post Eddy III
Managing Director

Four Rivers Inya Office Co., Ltd.
No. 26 (B/2) Inya Road, Kamayut Township, Yangon 11041, Myanmar | TEL +95 1-503-737
Company Registration No. 890 FC / 2016-17(YGN)

Four Rivers Inya Office Co., Ltd.

Randolph Post Eddy III
Managing Director

25 January 2017

The Chairman
Myanmar Investment Commission
No.1, Thitsar Street, Yankin township,
Yangon, Myanmar

RE: Four Rivers Inya Office Co. Ltd. MIC Application

To Whom It May Concern:

On behalf of the Board of Directors of Four Rivers Inya Office. Co. Ltd., we agree to comply with Yangon City Development Committee regulations and building guidelines regarding the construction of 2 RCC basements + 19 storey steel structure office building at 20 Kabaraye Pagoda Road.

Respectfully,

Randolph Post Eddy III
Managing Director

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Facts related to manufacturing or service business desirous to invest

Proposed investment is to build and operate 19 stories with basement car parking Office building at 20 Kabar Aye Pagoda Road (also known as Survey block No. (85/ Kanbe) Plot No5-A/1, 5-A/2) Yankin Township, Yangon

Duration of investment and construction period

Lease period (No of years)	40				
Estimated construction start date	25-Jul-17	After the date of MIC approval			
Estimated construction completion date	22-Jun-19				
Estimated permitting process completion date	31-Dec-19				
Estimated construction period (Months)	30				
Estimated construction period (Quarters)	10				
		2017	**2018**	**2019**	**Total**
Estimated completion percentage		5.30%	86.70%	8.00%	100%

Location of investment business in The Republic Of The Union Of Myanmar

Address	No. 20 Kabar Aye Pagoda Road, Yankin Township, Yangon Also known as Survey block No. (85/ Kanbe) Plot No5-A/1, 5-A/2 Yankin Township, Yangon
Land area	0.48 (0.24 +0.24) acre
Type of land	Freehold (Non- agricultural land) (Land exemption from agricultural land in accord with section-3(b) of Land Nationalization Act, 1953

Proposal Form of Investor/ Promoter for the Investment in the Republic of the Union of Myanmar

To

The Chairman,

Myanmar Investment Commission,

Yangon.

Reference No.

Date 10 February 2017

I do apply for the permission to make investment in the Republic of the Union of Myanmar in accordance with the Foreign Investment Law by furnishing the following particulars:-

1. The Investor's or Promoter's: -

(a)	Name	Mr. Randolph Post Eddy III
(b)	Father's name	Mr. Randolph Post Eddy II
(c)	ID No. / Passport No.	431203698
(d)	Citizenship	United States of America
(e)	Address:	
	(i) Address in Myanmar	N/A
	(ii) Residence Abroad	2 Ashton Drive, Greenwich CT 06831, USA
(f)	Name of Principle Organization	Four Rivers Real Estate Pte Ltd.
(g)	Type of Business	Investment Holding Company
(h)	Principle Company's Address	77 Robinson Road, #16-00 Robinson 77, Singapore 068896

2. If the investment business is formed under Joint Venture, partners':-

(a)	Name	
(b)	Father's Name	
(c)	ID/ NRC No. / Passport No.	
(d)	Citizenship	
(e)	Address:	
	(i) Address in Myanmar	
	(ii) Residence Abroad	
(f)	Principle Company	
(g)	Type of Business	
(h)	Principle Company's Address	

Remarks: The following documents shall be submitted relating to the above paragraph (1) and (2):-

(1) Company Registration Certificate (Copy);
(2) National Identification Card (Copy) and Passport (Copy);
(3) Evidences about the business and financial conditions of the participants of the proposed investment business;

3. Type of proposed investment:-

(a) Manufacturing ______

(b) Services related with manufacturing ______

(c) Service ______

(d) Others — Construction of Office Tower, Leasing and Management of Office Space

Project location is No-20, Kabar Aye Pagoda Road, Yankin Township, Yangon, Myanmar (also known as Survey block No. (85/ Kanbe) Plot No5-A/1, 5-A/2 Yankin Township)

Remarks: To submit the explanation of business relating to the above paragraph (3)

4. Type of business organization to be formed:-

(a) One Hundred Percent — One Hundred Percent (Four Rivers Inya Office Co., Ltd.)

(b) Joint Venture: ______

(i) Foreigner and Citizen ______

(ii) Foreigner and Government Department/Organization ______

(c) By Contract based: ______

(i) Foreigner and Citizen ______

(ii)Foreigner and Government Department/ Organization ______

Remarks: The following information shall be submitted relating to the above Paragraph (4):-

(i) Share ratio for the authorized capital from abroad and local, names, citizenships, addresses and occupations of the directors;
(ii) Joint Venture Agreement (Draft) and recommendation of Attorney General's Office if the investment is related with the Union;
(iii) Contract (Agreement))(Draft)

5. Information relating to Company incorporation

(a) Authorized Capital — US$ 12million (Refer to Appendix 4.1)

(b) Type of Share — Ordinary share US$ 10 each

(c) Number of Shares — 1,200,000 shares

Remarks: Memorandum of Association and Articles of Association of the Company shall be submitted relating to above Paragraph 5.

6. **Particulars about Paid up Capital of the investment business:**

	Kyat/ US$ (Million)
(a) Amount / Percentage of Local capital to be contributed	
(b) Amount / Percentage of foreign capital to be brought in	Total Project Cost US$ 41.447 Million
Total	**US$ 41.447 Million**
(c) (Annual/Period) of Proposal capital to be contributed	Within three years (Refer to Appendix 4.2 Investment plan)
(d) Last date of capital to be contributed	Estimated in December 2019
(e) Proposed duration of Investment	(40) years
(f) Commencement date of Construction	Estimated in 2017Q3 (After MIC has approved)
(g) Construction Period	2 ½ Years (30 months)

Remarks: Describe with annexure if it is require relating to the above Para 6 (c).

7. **Detail list of foreign capital to be brought in –**

	Foreign Currency (Million)	Equivalent Estimated Kyat (Million)
(a) Foreign Currency (Type of Currency and Amount)	US$ 12.000 Million (Refer to Appendix 4.1)	Kyat 14,400 Million
(b) Value of Machinery and Equipments (to enclose detail list)	US$ 18.760 Million	Kyat 22,512 Million
(c) Value of initial Raw Materials and Other Materials (to enclose detail list)	N/A	
(d) Value of License, Intellectual Property, Industrial Design, Trade Mark, Patent, etc.	N/A	
(e) Value of Technical know-how	N/A	
(f) Others	US$ 10.687 Million	Kyat 12,824 Million
Total	**US$ 41.447 Million**	**Kyat 49,736 Million**

Remarks

7.(a): Capital brought in will be utilized for local material, local labor expenses, and other local expenses

7.(b): Imported material value

7.(f): Professional fees, consultancy fees, etc.

Total: US$ 41.447 Million = US$ 19.900 Million Loan No. 1 (OPIC) 48%
US$ 9.547 Million Loan No. 2 (Shareholder) 23%
US$ 12.000 Million Capital from investors 29%

8. Detail list of Local capital to be contributed-

Kyats (Million)

(a) Amount

(b) Value of Machinery and Equipment (to enclose detail list)

(c) Rental Charges for building/ land

(d) Cost of building construction

(e) Value of Furniture and Assets (to enclose detail list)

(f) Value of initial Raw Material (to enclose detail list)

(g) Others

Total N/A

9. Particulars about the investment business -

(a) Investment Place / Location (s)	No. 20, Kabar Aye Pagoda Road, Yankin Township, Yangon, Myanmar (also known as Survey block No. (85/ Kanbe) Plot No5-A/1, 5-A/2 Yankin Township)
(b) Type and area requirement for Land or Land and Building	
(i) Location	No. 20, Kabar Aye Pagoda Road, Yankin Township, Yangon, Myanmar (also known as Survey block No. (85/ Kanbe) Plot No5-A/1, 5-A/2 Yankin Township)
(ii) Number of Land / Building area	19 Floors + 2 basements/ Land area total (0.48) acre (1942.49 Square Meter)
(iii) Owner of the Land	
(aa) Name/Company/Department	Daw Than Than Htut
(bb) National Registration No.	12/Ya Ka Na (N) 027324
(cc) Address	No.(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon, Myanmar
(iv) Type of Land	Freehold Land (Non- agricultural land. Land exemption from agricultural land in accord with section-3(b) of Land Nationalization Act, 1953)
(v) Period of Land lease contract	40 years
(vi) Lease Period	( ) From ( ) To ( ) years 40 Years to start at date of MIC approval
(vii) Lease Rate	
(aa) Land	US$ 52,500 per month totaling US$ 36,023,048 for the term, payable in the installments
(bb) Building	N/A
(viii) Ward	
(ix) Township	Yankin Township

(x) State/Region	Yangon, Myanmar
(xi) Lessee	
(aa) Name/ Name of Company / Department	Four Rivers Inya Office Co., Ltd.
(bb) Father's Name	
(cc) Citizenship	
(dd) Passport No.	
(ee) Address	No. 26 (B/2) Inya Road, Kamayut Township, Yangon 11041, Myanmar

Remarks: Following particulars shall be submitted relating to above Para 9 (b)

(i) to submit land ownership, ownership evidences and land map;

(ii) to submit land lease (Draft) agreement and to submit recommendation of the Union Attorney General Office if the land is related to the Union;

(c) Requirement of building to be constructed;

(i) Type / No. of Building	(19) + 2 basement R.C building
(ii) Area	Total CFA: 249,411 Sq-ft Net leasable area: 139,640 Sq-ft
(d) Product to be produced/ Service	
(1) Name of Product	Leasable office space in building
(2) Estimated Amount to be produced annually	N/A
(3) Type of Service	Construction of Office Tower, Leasing and Management of Office Space
(4) Estimated Value of annual Service	$17.214 Million (Refer to Appendix 5.5)

Remarks: Detail list shall be enclosed relating to the above Para 9 (d).

(e) Annual Requirement of materials/ raw materials	N/A

Remarks: Relating to the above Para 9 (e) detail list of products in terms of type of products, volume, value, technical specification for the production shall be listed and enclosed.

(f) Production System	N/A
(g) Technical Know-how	The most modern techniques & international energy efficient technologies will be used during construction. Building management will be subcontracted to an international Real Estate firm.
(h) Sales System	Monthly rental of office space to multi-national tenants.
(i) Annual Fuel Requirement (to prescribe type and quantity)	190,800 L/year (41,970 UK gallons/year) Diesel Fuel
(j) Annual electricity requirement	11,915,544 KWh per year (5.5 day work week)

(k) Annual water requirement (to prescribe daily requirement, if any) — 25,168 cu.m./year (5,536,181 UK gallons/year; 25,168,000 L/year)) (5.5 day work week)

10. Detail information about financial standing –

(a) Name/ Company's Name	**Four Rivers Real Estate Pte., Ltd.**
(b) National Registration No. / Passport No.	Reg. No. 201434483K
(c) Bank Account No.	USD Current account no: 503254351301; OCBC Bank

Remarks: To enclose bank recommendation from resident country or annual audit of the principle company relating to the above Para 10.

11. List of employment to be required in the investment business: -

		Construction	**Office Tower**	**Total**	
(a)	Employment from local	281	51	332 No	(90)%
(b)	Required Technicians and Executives from abroad	34	1	35 No	(10)%

(To express required period based on the nature of business such as Engineer, QC, Buyer, Management, etc.)

Remarks: The following particulars shall be enclosed relating to the above Para 11:-

(i) No. of employee, designation, salary, etc.;
(iii) Plan for Social security and welfare of staff / labour;
(iv) Family accompany with foreign employee;

12. Particulars relating to economic justifications: -

		Foreign Currency	Equivalent Estimated Kyat
(a)	Annual Income	US$ 17.214 Million	Kyat 20,656 Million
(b)	Annual expenditure	US$ 9.922 Million	Kyat 11,906 Million
(c)	Annual net profit	US$ 7.292 Million	Kyat 8,750 Million
(d)	Yearly Investment	Year 2017 US$2m; Year 2018 US$5m; Year 2019 US$5m (Refer to appendix 4.1)	
(e)	Recoupment period	14 years	
(f)	Other benefits	US$155.573 Million	Kyat186,904 Million
	(to enclose detail calculations)	(Refer to appendices)	

13. Evaluation of environmental impact:-

(a) Organization for evaluation of environmental impact;
(b) Period of the evaluation for environment impact;
(c) Compensation programme for environmental impact; (environmental draft law)
(d) Water purification system and waste water treatment system;
(e) Garbage management system;
(f) System for storage of chemicals.

14. Evaluation on Socio-economic assessment;

(a) Organization for evaluation on socio-economic assessment;

(b) Period of the evaluation on socio-economic assessment;

(c) No. of volunteers (Corporate Social Responsibility) programme;

15. The above mentioned particulars and documents enclosed herewith this application are true and correct as per my understanding, checked by myself and submitted with signed hereunder.

Signature	
Name	**Mr. Randolph Post Eddy III**
Designation	**Managing Director**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Name of Investors or Promoters

1 Four Rivers Real Estate Pte. Ltd.	Incorporation:	Limited Private Company incorporated in Singapore
	Company Registration No:	201434483K
	Address:	77 Robinson Road #16-00 ROBINSON 77 SINGAPORE (068896)
	Share holding percentage	99.99%
	No of shares	1,199,999
2 Mr. Randolph Post Eddy III	ID No./ Passport No.	USA 431203698
	Citizenship	American
	Address:	2 Ashton Drive, Greenwich CT 06831, USA
	Share holding percentage	0.01%
	No of shares	1

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Directors

1	(a)	Name	Mr Randolph Post Eddy III
	(b)	Father's Name	Mr Randolph Post Eddy II
	(c)	ID No./NRC No./Passport No.	USA 431203698
	(d)	Citizenship	American
	(e)	Occupation	Director
	(f)	Address	
		Address in Myanmar	N/A
		Residence abroad	2 Ashton Drive, Greenwich CT 06831, USA
	(g)	Name of Organization	Four Rivers Real Estate Pte. Ltd.
2	(a)	Name	Mr Paul Thomas Wilson
	(b)	Father's Name	Mr Jeffery Wilson
	(c)	ID No./NRC No./Passport No.	USA 483837000
	(d)	Citizenship	American
	(e)	Occupation	Director
	(f)	Address	
		Address in Myanmar	N/A
		Residence abroad	1 Rhu Cross, #15-06 Costa Rhu, Singapore 437431
	(g)	Name of Organization	Four Rivers Real Estate Pte. Ltd.
3	(a)	Name	Mr Evan Daniel Pressman
	(b)	Father's Name	Mr Kurt Pressman
	(c)	ID No./NRC No./Passport No.	USA 512126886
	(d)	Citizenship	American
	(e)	Occupation	Director
	(f)	Address	
		Address in Myanmar	N/A
		Residence abroad	10 Shaw Lane, Irvington, NY 10533, USA
	(g)	Name of Organization	Four Rivers Real Estate Pte. Ltd.
4	(a)	Name	Mr Udayan Chattopadhyay
	(b)	Father's Name	Dr. Amal Kumar Chattopadhyay
	(c)	ID No./NRC No./Passport No.	USA 488731804
	(d)	Citizenship	American
	(e)	Occupation	Director
	(f)	Address	
		Address in Myanmar	N/A
		Residence abroad	333 East 45th Street #9E, New York, NY 10017 USA
	(g)	Name of Organization	Four Rivers Real Estate Pte. Ltd.

We the People

Of the United States,
in Order to form a more perfect Union,
establish Justice, insure domestic Tranquility,
provide for the common defence,
promote the general Welfare, and secure
the Blessings of Liberty to ourselves and
our Posterity, do ordain and establish this
Constitution for the United States of America.

R.P. Eddy

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

3

PASSPORT
PASSEPORT
PASAPORTE

UNITED STATES OF AMERICA

USA



Type / Type / Tipo: P
Code / Code / Código: USA
Passport No. / No. du Passeport / No. de Pasaporte: 431203698

Surname / Nom / Apellidos
EDDY III

Given Names / Prénoms / Nombres
RANDOLPH POST

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento
16 Aug 1972

Place of birth / Lieu de naissance / Lugar de nacimiento
MASSACHUSETTS, U.S.A.

Sex / Sexe / Sexo
M

Date of issue / Date de délivrance / Fecha de expedición
18 Oct 2007

Authority / Autorité / Autoridad
United States
Department of State

Date of expiration / Date d'expiration / Fecha de caducidad
17 Oct 2017

Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 27

USA

P<USAEDDY<III<<RANDOLPH<POST<<<<<<<<<<<<<<<<<
4312036982USA7208160M1710179114131277<017456

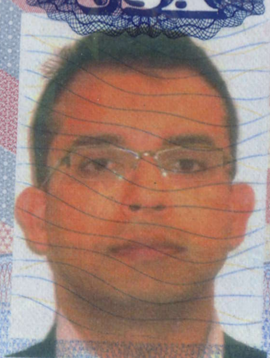
We the People
Of the United States,
in Order to form a more perfect Union,
establish Justice, insure domestic Tranquility,
provide for the common defence,
promote the general Welfare, and secure
the Blessings of Liberty to ourselves and
our Posterity, do ordain and establish this
Constitution for the United States of America.

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

PASSPORT
PASSEPORT
PASAPORTE

UNITED STATES OF AMERICA

USA



Type / Type / Tipo: P
Code / Code / Código: USA
Passport No. / No. du Passeport / No. de Pasaporte: 488731804
Surname / Nom / Apellidos: CHATTOPADHYAY
Given Names / Prénoms / Nombres: UDAYAN
Nationality / Nationalité / Nacionalidad: UNITED STATES OF AMERICA
Date of birth / Date de naissance / Fecha de nacimiento: 04 Sep 1973
Place of birth / Lieu de naissance / Lugar de nacimiento: UNITED KINGDOM
Sex / Sexe / Sexo: M
Date of issue / Date de délivrance / Fecha de expedición: 11 May 2012
Authority / Autorité / Autoridad: United States Department of State
Date of expiration / Date d'expiration / Fecha de caducidad: 10 May 2022
Endorsements / Mentions Spéciales / Anotaciones: SEE PAGE 51

USA

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P<USACHATTOPADHYAY<<UDAYAN<<<<<<<<<<<<<<<<<<<
4887318049USA7309045M2205108250240119<288626
```

We the People

Of the United States, in Order to form a more perfect Union, establish Justice, insure domestic Tranquility, provide for the common defence, promote the general Welfare, and secure the Blessings of Liberty to ourselves and our Posterity, do ordain and establish this Constitution for the United States of America.

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

3

PASSPORT
PASSEPORT
PASAPORTE

USA



UNITED STATES OF AMERICA

Type / Type / Tipo: P
Code / Code / Código: USA
Passport No. / No. du Passeport / No. de Pasaporte: 512126886

Surname / Nom / Apellidos
PRESSMAN

Given Names / Prénoms / Nombres
EVAN DANIEL

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento
05 Aug 1978

Place of birth / Lieu de naissance / Lugar de nacimiento
MASSACHUSETTS, U.S.A.

Sex / Sexe / Sexo
M

Date of issue / Date de délivrance / Fecha de expedición
14 Jan 2014

Authority / Autorité / Autoridad
United States Department of State

Date of expiration / Date d'expiration / Fecha de caducidad
13 Jan 2024

Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 27

USA

P<USAPRESSMAN<<EVAN<DANIEL<<<<<<<<<<<<<<<<<<<
5121268865USA7808054M2401139259549072<275920

We the People

Of the United States, in Order to form a more perfect Union, establish Justice, insure domestic Tranquility, provide for the common defence, promote the general Welfare, and secure the Blessings of Liberty to ourselves and our Posterity, do ordain and establish this Constitution for the United States of America.

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

PASSPORT
PASSEPORT
PASAPORTE

UNITED STATES OF AMERICA

USA

Type / Type / Tipo: P
Code / Code / Código: USA
Passport No. / No. du Passeport / No. de Pasaporte: 483837000



Surname / Nom / Apellidos
WILSON

Given Names / Prénoms / Nombres
PAUL THOMAS

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento
27 Sep 1963

Place of birth / Lieu de naissance / Lugar de nacimiento
MICHIGAN, U.S.A.

Sex / Sexe / Sexo
M

Date of issue / Date de délivrance / Fecha de expedición
03 Aug 2011

Authority / Autorité / Autoridad
United States
Department of State

Date of expiration / Date d'expiration / Fecha de caducidad
02 Aug 2021

Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 51

USA

P<USAWILSON<<PAUL<THOMAS<<<<<<<<<<<<<<<<<<<<
4838370007USA6309277M2108025713246966<291228

INFORMATION RESOURCES

Business Profile (Company) of FOUR RIVERS REAL ESTATE PTE. LTD. (201434483K)

Date: 01/12/2014

The Following Are The Brief Particulars of :

Registration No. :	201434483K
Company Name. :	FOUR RIVERS REAL ESTATE PTE. LTD.
Former Name if any :	
Incorporation Date :	19/11/2014
Company Type :	LIMITED PRIVATE COMPANY
Status :	Live Company
Status Date :	19/11/2014

Principal Activities

Activities (I) :	64202
Description :	OTHER INVESTMENT HOLDING COMPANIES
Activities (II) :	
Description :	

Capital

Issued Share Capital * (AMOUNT)	Number of shares	Currency	Share Type
1.00	1	SINGAPORE, DOLLARS	ORDINARY

**** Number of Shares includes number of Treasury Shares***

Paid-Up Capital (AMOUNT)	Number of shares	Currency	Share Type
1.00		SINGAPORE, DOLLARS	ORDINARY

COMPANY HAS THE FOLLOWING ORDINARY SHARES HELD AS TREASURY SHARES

Number Of Shares	Currency

Registered Office Address :	77 ROBINSON ROAD #16-00 ROBINSON 77 SINGAPORE (068896)
Date of Address :	19/11/2014

Business Profile (Company) of FOUR RIVERS REAL ESTATE PTE. LTD. (201434483K)

Date: 01/12/2014

Date of Last AGM :

Date of Last AR :

Date of A/C Laid at Last AGM :

Date of Lodgment of AR, A/C :

Audit Firms

NAME

Charges

Charge No.	Date Registered	Currency	Amount Secured	Chargee(s)

Officers/Agents

Name / Address	ID	Nationality / Position Held	Source of Address	Date of Appointment
RANDOLPH POST EDDY III 2 ASHTON DRIVE, GREENWICH CT 06831, USA	431203698	AMERICAN DIRECTOR	ACRA	19/11/2014
EVAN DANIEL PRESSMAN 75 POPLAR STREET #3F, BROOKLYN NEW YORK, NY 11201, USA	512126886	AMERICAN DIRECTOR	ACRA	19/11/2014
PAUL THOMAS WILSON 1 RHU CROSS #15-06 COSTA RHU SINGAPORE (437431)	S2673235B	SINGAPORE P.R. DIRECTOR	OSCARS	19/11/2014

Business Profile (Company) of FOUR RIVERS REAL ESTATE PTE. LTD. (201434483K)

Date: 01/12/2014

Shareholder (s)

	Name / Address	ID	Nationality/Place of incorporation/Origin	Source of Address	Address Changed
1	FOUR RIVERS	T13UF4281C	CAYMAN ISLANDS	ACRA	
	P.O. BOX 61, 3RD FLOOR HARBOUR CENTRE, GEORGE TOWN GRAND CAYMAN KY-1-1102, CAYMAN ISLANDS				

Ordinary (Number)	Currency
1	SINGAPORE, DOLLARS

Abbreviation

UL - Local Entity not registered with ACRA

UF - Foreign Entity not registered with ACRA

V/Share - Value Per Share

AR - Annual Return

AGM - Annual General Meeting

A/C - Accounts

OSCARS - One Stop Change of Address Reporting Service by Immigration & Checkpoint Authority.

INFORMATION RESOURCES

Business Profile (Company) of FOUR RIVERS REAL ESTATE PTE. LTD. (201434483K)

Date: 01/12/2014

FOR REGISTRAR OF COMPANIES AND BUSINESSES
SINGAPORE

RECEIPT NO. : ACR0000005842496A

DATE : 01/12/2014

This is computer generated. Hence no signature required.

KANBAWZA BANK
INTERNATIONAL BANKING DIVISION BRANCH
NO.53,6 STOREYOFFICE BLD,COR OF MERCHANT RD &
BO SON PAT ST,PABEDAN TSP,YANGON
Ph: (01)2307150-54,
Fax: (01)384380

ACCOUNT NO. : 20610920601127101 (USD) -
NAME : FOUR RIVERS INYA OFFICE CO.,LTD
NRC : , 483837000,
ADDRESS : NO.(26) B/2, INYA ROAD , KAMAYUT TSP, YANGON
PHONE : , 9421157226

Date : 09 February, 2017

Statement Of Transaction For The Date Between 01/01/2017 and 31/01/2017

Date_Time	Description	Debit	Credit	Balance
01/01/2017	Opening Balance - - - - - -			0.00
25/01/2017	By Cash - Deposit Cash transaction 206 - - - - - -		100.00	100.00
25/01/2017	To Transfer - COMMISSION 330601017 - 206 - - - - - -	0.30		99.70
25/01/2017	To Transfer - Cash Handling Fee 330601017 - 206 - - - - - -	0.70		99.00
27/01/2017	By Transfer - FT Incoming Amount - - - - FOUR RIVERS REAL ESTATE PTE. LTD. - OVERSEA-CHINESE BANKING CORPORATION - INITIAL 50PCT PAID UP CAPITAL - CT0010530874M001		75,000.00	75,099.00
27/01/2017	To Transfer - Inward Remittance Charges - - - - FOUR RIVERS REAL ESTATE PTE. LTD. - OVERSEA-CHINESE BANKING CORPORATION - INITIAL 50PCT PAID UP CAPITAL - CT0010530874M001	10.00		75,089.00
31/01/2017	Closing Balance			75,089.00
No. of Debit : 3	Debit Total	11.00		
No. of Credit : 2	Credit Total		75,100.00	

Thank You For Banking With INTERNATIONAL BANKING DIVISION BRANCH

Please report any discrepancies found on your statement immediately.

N.B – Statement will not be sent unless there is a change of transaction.

Asst: / DY Manager

OCBC Bank

Oversea-Chinese Banking Corporation Limited
Bras Basah Post Office Locked Bag Service No. 8
Singapore 911886
Co.Reg.No.: 193200032W

YOUR REF :
OUR REF : PG/BRL/CASE ID 41210606

11 April 2016

PRIVATE & CONFIDENTIAL
Chairman
Myanmar Investment Commission (MIC)
No. 1 Thitsar Road Yankin Township
Yangon
Myanmar

Dear Sirs

FOUR RIVERS REAL ESTATE PTE. LTD.

At our client's request, this is to inform you that the abovementioned company has maintained the following account with the Bank since February 2015. The bank balance as of 31 March 2016 is USD15,203.49CR.

Account Number : 503254351301 (The first three digits of the account no is the branch code)
Bank Swift Code : OCBCSGSG
Bank Code : 7339

Please be informed that the facts, opinions or information expressed above are private and confidential and the Bank does not undertake to update them. The Bank shall not be responsible for any losses, claims, liabilities or damages suffered on account of any decision taken on the basis of the facts, opinions or information contained herein. This letter is given without responsibility or liability whatsoever (whether in tort, contract or otherwise) on the part of the Bank or any of its employees/officers.

Please feel free to contact our Customer Service Officers at 6538 1111 if you need further clarification.

Yours sincerely

Tan Hock Kheng
Officer
Account Services

OCBC Bank

Oversea-Chinese Banking Corporation Limited
Bras Basah Post Office Locked Bag Service No. 8
Singapore 911886
Co.Reg.No.: 193200032W

YOUR REF :
OUR REF : PG/BRL/CASE ID 41147139

11 April 2016

PRIVATE & CONFIDENTIAL
Director General
Directorate of Investment and Company Administration Department (DICA)
No. 1 Thitsar Road Yankin Township
Yangon
Myanmar

Dear Sirs

FOUR RIVERS REAL ESTATE PTE. LTD.

At our client's request, this is to inform you that the abovementioned company has maintained the following account with the Bank since February 2015. The bank balance as of 31 March 2016 is USD15,203.49CR.

Account Number : 503254351301 (The first three digits of the account no is the branch code)
Bank Swift Code : OCBCSGSG
Bank Code : 7339

Please be informed that the facts, opinions or information expressed above are private and confidential and the Bank does not undertake to update them. The Bank shall not be responsible for any losses, claims, liabilities or damages suffered on account of any decision taken on the basis of the facts, opinions or information contained herein. This letter is given without responsibility or liability whatsoever (whether in tort, contract or otherwise) on the part of the Bank or any of its employees/officers.

Please feel free to contact our Customer Service Officers at 6538 1111 if you need further clarification.

Yours sincerely

Tan Hock Kheng
Officer
Account Services

CAYMAN NATIONAL

Banking Services

PRIVATE & CONFIDENTIAL

12 April, 2016

Myanmar Investment Commission
Nay Pyi Taw
Republic of the Union of Myanmar

Dear Sir/Madam,

The below mentioned client has consented to the release of the information contained herein.

This information is given in strict confidence solely to the person to whom this is addressed and may not be disclosed or made available either expressly or implicitly to any other persons, unless required by law.

The facts and opinions expressed below are given without any liability or responsibility whatsoever on the part of this Bank or its Officials for or in respect of any such facts or opinions or any defect in, or omission from such facts or opinions. We make no comments or opinion in respect of the below mentioned client regarding business conducted outside this Bank and outside the scope of the business set out hereunder.

Re: Four Rivers.

The above name has been a customer of this bank since June 2013.

- One USD dollar savings account with maximum credit balance over the past year in the mid six-figure range and an average credit balance over the past year in the mid six-figure range.

This account operates to our satisfaction.

Please direct any questions pertaining to this reference to Laveda Burton (345) 640-5407
laveda.burton@cnifs.com

CAYMAN NATIONAL BANK
APR 12 2016
INT'L PREMIER BANKING

CAYMAN NATIONAL

Banking Services

PRIVATE & CONFIDENTIAL

12 April, 2016

Myanmar Investment Commission
Nay Pyi Taw
Republic of the Union of Myanmar

Dear Sir/Madam,

The below mentioned client has consented to the release of the information contained herein.

This information is given in strict confidence solely to the person to whom this is addressed and may not be disclosed or made available either expressly or implicitly to any other persons, unless required by law.

The facts and opinions expressed below are given without any liability or responsibility whatsoever on the part of this Bank or its Officials for or in respect of any such facts or opinions or any defect in, or omission from such facts or opinions. We make no comments or opinion in respect of the below mentioned client regarding business conducted outside this Bank and outside the scope of the business set out hereunder.

Re: Four Rivers Development.

The above name has been a customer of this bank since December 2013.

- One USD dollar savings account with maximum credit balance over the past year In the mid six-figure range and an average credit balance over the past year in the mid six-figure range.

This account operates to our satisfaction.

Please direct any questions pertaining to this reference to Laveda Burton (345) 640-5407
laveda.burton@cnifs.com

CAYMAN NATIONAL BANK APR 12 2016 INT'L PREMIER BANKING

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Business and Financial Reference

Bank account details

1 (a)	Name of Organization:	Four Rivers Real Estate Pte. Ltd.		
(b)	Address:	77 ROBNSON ROAD #16-00 ROBINSON 77		
		SINGAPORE 068896		
(c)	Company Registration Number:	201434483K		
(d)	A/C Number:	503254351301	Currency:	United States Dollars
		689397750001	Currency:	Singapore Dollars
(e)	Bank Name:	OCBC Bank		
		65 Chulia Street #0101		
		Refer to OCBC Bank (Singapore) reference letter		
2 (a)	Name of Organization:	(i) Four Rivers		
		(ii) Four Rivers Development		
(b)	Address:	P.O Box 61, 3rd Floor Harbour Centre		
		George Town		
		Grand Cayman KY1-1102		
(c)	Company Registration Number:	(i) T13UF4281C		
		(ii) T13UF5122B		
(d)	A/C Number:	(i) 022-27351-SV	Currency:	United States Dollars
		(ii) 022-28205	Currency:	United States Dollars
(e)	Bank Name:	Cayman National Bank		
		Refer to Cayman National Bank reference letter		

FOUR RIVERS REAL ESTATE PTE LTD

Company Registration No. 201434483K

Directors' Statement and Audited Financial Statements

For the financial year ended 31 December 2015

TIT WEI LEE & CO
Public Accountants and
Chartered Accountants

The Directors present this statement to the member together with the audited financial statements of the company for the financial year ended 31 December 2015.

Directors

The Directors of the company in office at the date of this statement are:-

Randolph Post Eddy III
Evan Daniel Pressman
Paul Thomas Wilson

Arrangements to enable Directors to acquire benefits by means of acquisition of shares and debentures

Neither at the end of nor at anytime during the financial year, was the company a party to any arrangement whose object is to enable the Directors of the company to acquire benefits by means of the acquisition of shares or debentures of the company or any other body corporate.

Directors' interests in shares and debentures

No Directors, who held office at the end of the financial year, had according to the register of Directors' shareholdings required to be kept under Section 164 of the Companies Act, an interest in shares of the company.

Share Options

There were no share options granted by the company during the financial year.

There were no shares issued during the financial year by virtue of the exercise of options to take up unissued shares of the company.

There were no unissued shares under options in the company as at the end of the financial year.

Four Rivers Real Estate Pte Ltd

Directors' Statement

Opinion of the Directors

In the opinion of the Directors of Four Rivers Real Estate Pte Ltd:

(a) the accompanying balance sheet, statement of comprehensive income, statement of changes in equity and cash flow statement, together with the notes thereto are drawn up so as to give a true and fair view of the financial position of the company as at 31 December 2015 and of the financial performance, changes in equity and cash flows of the company for the financial period ended 31 December 2015; and

(b) at the date of this statement, there are reasonable grounds to believe that the company will be able to pay its debts as and when they fall due.

The board of Directors authorized these financial statements for issue on the date of this statement.

On behalf of the Board of Directors,

Paul Thomas Wilson
Director

Randolph Post Eddy III
Director

24 March 2016
Singapore

Four Rivers Real Estate Pte Ltd

Independent Auditor's Report to the Member of Four Rivers Real Estate Pte Ltd

---

Report on the Financial Statements

We have audited the accompanying financial statements Four Rivers Real Estate Pte Ltd, which comprise the balance sheet as at 31 December 2015, statement of comprehensive income, statement of changes in equity and cash flow statement for the financial year then ended, and a summary of significant accounting policies and other explanatory notes.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Singapore Companies Act, Cap. 50 (the "Act") and Singapore Financial Reporting Standards, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements are properly drawn up in accordance with the provisions of the Act and Singapore Financial Reporting Standards so as to give a true and fair view of the financial position of the Company as at 31 December 2015 and of the financial performance, changes in equity and cash flows of the Company for the financial year ended on that date.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company have been properly kept in accordance with the provisions of the Act.

TIT WEI LEE & CO
Public Accountants and
Chartered Accountants

24 March 2016
Singapore

Four Rivers Real Estate Pte Ltd

Statement of Comprehensive Income for the financial year ended 31 December 2015

	Note	2015
		US$
Revenue		-
Items of expense		
Other expenses		(5,174)
Loss before taxation	4	(5,174)
Taxation	5	-
Loss after taxation		(5,174)
Other comprehensive income		-
Total comprehensive loss		(5,174)

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Four Rivers Real Estate Pte Ltd

Balance Sheet as at 31 December 2015

	Note	2015 US$
Current assets		
Prepayment		1,230
Other receivables	6	525
Cash and bank balances		15,935
		17,690
Current liabilities		
Accruals		2,840
Amount due to holding company	7	20,023
		22,863
Net current liabilities		(5,173)
		(5,173)
Share capital and accumulated loss		
Share capital	8	1
Accumulated loss		(5,174)
		(5,173)

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Four Rivers Real Estate Pte Ltd

Statement of Changes in Equity for the financial year ended 31 December 2015

	Share capital [1]	Accumulated loss	Total
	US$	**US$**	**US$**
2015			
Balance at 19 November 2014	1	-	1
Total comprehensive loss for the year	-	(5,174)	(5,174)
Balance at 31 December 2015	1	(5,174)	(5,173)

(1) The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restriction.

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Four Rivers Real Estate Pte Ltd

Cash Flow Statement for the financial year ended 31 December 2015

	2015 US$
Cash flow from operating activities :	
Loss before taxation	(5,174)
Operating loss before changes in working capital	(5,174)
Prepayment	(1,230)
Other receivables	(525)
Accruals	2,840
Net cash used in operating activities	(4,089)
Cash flow from financing activities :	
Amount due to holding company	20,023
Proceeds from issuance of shares	1
Net cash inflows from financing activities	20,024
Net changes in cash and bank balances	15,935
Cash and bank balances at beginning of year	-
Cash and bank balances at end of year	15,935

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

1. Corporate information

Four Rivers Real Estate Pte Ltd ("The Company") is a private limited company incorporated and domiciled in Singapore. The immediate and ultimate holding company is Four Rivers, a company incorporated in Cayman Islands. The financial statements of the Company for the year ended 31 December 2015 were authorized for issue in accordance with a resolution of the directors on 24 March 2016.

The registered office of the Company is located at 77 Robinson Road, #16-00, Robinson 77 Singapore 068896.

The principal activity of the Company is that of an investment holding company.

2. Fundamental accounting concept

As at 31 December 2015, the Company has net capital deficiency of US$5,173. The ability of the Company to continue as a going concern is dependent on the future profitable operations of the Company and the availability of additional financial support to meet its obligations when they fall due within the next twelve months. The above conditions indicate the existence of a material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern.

If the Company is unable to continue in operational existence for the foreseeable future, adjustments may have to be made to reflect the situation that assets need to be realized other than in the normal course of business and at amounts which may differ significantly from the amounts at which they are presently recorded in the balance sheet. In addition, the Company may have to provide for further liabilities that may arise. No adjustments have been made in the financial statements.

3. Summary of significant accounting policies

3.1 *Basis of preparation*

The financial statements of the Company, which are expressed in US dollars (USD or US$), have been prepared in accordance with Singapore Financial Reporting Standards on a historical cost basis, except as disclosed in the accounting policies below.

In the current financial year, the Company has adopted all relevant new or revised FRS applicable in the current financial year. The adoption of the new or revised FRS did not result in substantial changes to the Company's accounting policies.

3.2 *FRS not yet adopted*

The Company has not applied any new FRS or interpretations that have been issued but are not yet effective for the current financial year. The Company expects that the adoption of the new FRS or interpretations that have been issued but not yet effective will not have any material impact on the financial statements in the period of initial application.

3. Summary of significant accounting policies (Cont'd)

3.3 *Share capital*

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity.

3.4 *Significant accounting estimates and judgements*

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the disclosures of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require material adjustment to the carrying amount of the asset or liability affected in the future periods.

Key sources of estimation uncertainty and critical judgements

The management is of the opinion that there are no significant judgements made in applying accounting estimates and policies that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

3.5 *Cash and cash equivalents*

Cash and cash equivalents are defined as cash and bank balances that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value. Cash and cash equivalents carried in the balance sheets are classified and accounted for as *loans and receivables* under FRS 39. The accounting policy for this category of financial assets is stated in Note 3.7.

3.6 *Foreign currencies*

Functional and presentation currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The financial statements of the Company are presented in US$, which is the Company's functional currency.

Transactions and balances

Transactions arising in foreign currencies during the year are translated at rates closely approximating those ruling on transaction dates. Foreign currency monetary assets and liabilities are translated into functional currency at exchange rates ruling at balance sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the balance sheet dates are recognized in the profit and loss.

3. Summary of significant accounting policies (Cont'd)

3.7 *Financial assets*

Classification

Financial assets are classified as either financial assets at fair value through profit and loss, loans and receivables, held-to-maturity investments and available-for sale financial assets, as appropriate.

When financial assets are recognized initially, they are measured at fair value plus transaction costs except for financial assets at fair value through profit and loss which are recognized at fair value. The Company determines the classification of its financial assets at initial recognition, and where allowed and appropriate, re-evaluates this designation at each financial year-end.

All regular way purchases and sales of financial assets are recognized at trade date – the date that the Company commits to purchase the asset. Regular way purchases or sales are sales and purchases of financial assets that require delivery of assets within the period generally established by regulation or convention in the market place concerned.

For the current financial year, the Company has the following category of financial assets:

Loans and receivables

Non-derivative financial assets with fixed or determinable payments that are not quoted in an active market are classified as loans and receivables. They arise when the Company provides money, goods or services directly to a debtor with no intention of trading the receivable. Such assets are carried at amortised cost using the effective interest method. Gains and losses are recognized in profit and loss when the loans and receivables are derecognized or impaired, as well as through amortization process.

Recognition and derecognition

Financial assets are recognized on the balance sheet when, and only when, the Company becomes a party to the contractual provisions of the financial instruments. Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Company has transferred substantially all risks and rewards of ownership.

Fair value

The fair value of financial assets that are actively traded in organized financial markets is determined by reference to the relevant Exchange's quoted market bid prices at the close of business on the balance sheet date. For financial assets where there is no active market, fair value is determined using valuation techniques. Such techniques include using recent arm's length transactions; reference to the current market value of another instrument, which is substantially the same, discounted cash flow analysis and option pricing models.

3. Summary of significant accounting policies (Cont'd)

3.7 *Financial assets (Cont'd)*

Impairment

The Company assesses at each balance sheet date whether there is any objective evidence that a financial asset or group of financial asset is impaired.

<u>Assets carried at amortised cost</u>

If there is objective evidence that an impairment loss on loans and receivables carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the original effective interest rate. The carrying amount of the asset is reduced through the use of an impairment allowance account. The amount of loss is recognized in the profit and loss.

If, in a subsequent period, the amount of impairment loss decreases, and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the profit and loss, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date.

3.8 *Other payables*

Financial liabilities for other payables, which are generally on 30 to 60 day terms, are initially recognized at fair value and subsequently measured at amortised cost using the effective interest method.

Gains and losses are recognized in the profit and loss when the liabilities are derecognized as well as through the amortization process.

3.9 *Other receivables*

Other receivables, which are generally on 30 to 60 day terms, are classified as *loans and receivables* category of financial assets. They are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less allowance for impairment. An allowance for impairment is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of receivables.

3.10 *Taxation*

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities.

3. Summary of significant accounting policies (Cont'd)

3.10 *Taxation (Cont'd)*

Deferred tax

Deferred income tax is accounted for using the liability method on temporary differences at balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

The amount of taxation deferred on account of all temporary differences is reflected in the deferred taxation account. Deferred tax benefits are recognised, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, carry-forward of unused tax assets and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized. Unrecognised deferred income tax assets are assessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantially enacted at the balance sheet date.

Deferred tax assets and liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

4. Loss before taxation

Loss before taxation is arrived at after charging the following:

	2015 US$
Foreign exchange loss	353

5. Taxation

A reconciliation of the statutory tax rates to the effective tax rates applicable to loss from operations of the Company for the year as follows:

	2015 %
Statutory tax rate	(17.0)
Effect of expenses not deductible	17.0
	-

6. Other receivables

	2015 US$
Other recoverable	525

7. Amount due to holding company

The amount due to holding company is non-trade related, unsecured, interest-free and has no fixed term of repayment.

8. Share capital

	2015 US$
Issued and fully paid with no par value:-	
1 ordinary S$ shares	1

9. Financial instruments

(a) *Categories of financial instruments*

The following table sets out the financial instruments as at balance sheet date:

	2015 US$
Financial assets	
Loans and receivables:	
Other receivables	525
Cash and bank balances	15,935
	16,460
Financial liabilities	
Amortised cost:	
Amount due to holding company	20,023
Accruals	2,840
	22,863

(b) *Financial risk management objectives and policies*

The Company is exposed to financial risks arising from its operations and the use of financial instruments. The main risks arising from the Company's financial instruments are liquidity risk and credit risk. The Company's overall policy with managing risk associated with financial instruments is to minimize potential adverse effects on the financial performance of the Company. The board members review and agree policies for management of these risks.

9. Financial instruments (Cont'd)

(b) *Financial risk management objectives and policies (Cont'd)*

There has been no change to the Company's exposure to these financial risks or the manner in which it manages and measures the risk. The following sections provide details regarding the Company's exposure to the financial risks and the objectives, policies and processes for the management of these risks.

(c) *Liquidity risk*

Liquidity risk is the risk that the Company will encounter difficulty in meeting financial obligations due to shortage of funds. The Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities.

The objective of liquidity management is to ensure that the Company has sufficient funds to meet its contractual and financial obligations. To manage liquidity risk, the Company's policy is to monitor its net operating cash flows and to maintain an adequate level of cash and cash equivalents to meet its working capital requirement.

The table below summarizes the maturity profile of the Company's financial liabilities at the balance sheet date based on contractual undiscounted payments.

	2015 **US$**
Less than one year:	
Amount due to holding company	20,023
Accruals	2,840
	22,863

(d) *Credit risk*

Credit risk is the risk of loss that may arise on outstanding financial instruments should a counterparty default on its obligations. The Company's objective is to seek continual business growth while minimizing losses incurred due to increased credit exposure. Credit risk is managed through the application of credit evaluation and monitoring procedures.

At balance sheet date, the Company has no significant concentration of credit risk. The Company's maximum exposure to credit risk is represented by the carrying amount of each class of financial assets recognized in the balance sheet.

(e) *Fair value of financial instruments*

The carrying amounts of financial assets and liabilities included in the financial statements approximate their fair values due to the relatively short term maturity of these financial instruments.

10. Capital management

The primary objective of the Company when managing capital is to safeguard the entity's ability as a going concern and to maintain an optimal capital structure so as to maximize shareholder value.

The Company monitors capital by reviewing the level of total assets and total liabilities. The review of the Company's capital management policy and objective is conducted by the board of directors. As part of the review, the Company makes use of the annual budgeting process and takes into consideration the projected profitability, projected operating cash flow and projected capital expenditure. To maintain or adjust the capital structure, the Company may take certain actions like adjusting the amount of dividend payment and issuing new shares.

The Company is not subject to externally imposed capital requirements.

The Company's total assets and total liabilities as at 31 December 2015 were as follows:

	2015
	US$
Total assets	17,690
Total liabilities	22,863

11. Comparative figures

The financial statements cover the financial year from 19 November 2014 (date of incorporation) to 31 December 2015. This being the first set of financial statements, there are no comparative figures.

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Duration of Investment and Construction Period

Initial lease period (No of years)	40	
Estimated construction start date	25-Jul-17	After MIC approval
Estimated construction end date	22-Jun-19	
Estimated permitting process completion date	31-Dec-19	
Estimated construction periods (Months)	30	
Estimated construction periods (Quarters)	10	

	2017	2018	2019	Total
Estimated completion percentage	5.30%	86.70%	8.00%	100%

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Share Capital

	Percentage	
Four Rivers Real Estate Pte Ltd.	99.99%	Foreign Capital to be contributed - In CASH
Mr. Randolph Post Eddy III	0.01%	

	Year			(US$)
	2017	2018	2019	Total
Authorised capital	$ 2,000,000	-	-	$ 2,000,000
	-	$ 5,000,000	$ 5,000,000	$ 10,000,000
Total (US$)	**$ 2,000,000**	**$ 5,000,000**	**$ 5,000,000**	**$ 12,000,000**
Paid up capital				
Initial	$ 75,000	-	-	$ 75,000
	$ 75,000	-	-	$ 75,000
First	$ 1,850,000	-	-	$ 1,850,000
Second	$ -	$ 5,000,000	$ 5,000,000	$ 10,000,000
Total (US$)	**$ 2,000,000**	**$ 5,000,000**	**$ 5,000,000**	**$ 12,000,000**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Loan and Equity

Share Capital	29%	Four Rivers Real Estate Pte. Ltd. - 99.99 %
		Mr. Randolph Post Eddy III - 0.01 %
Investor's loan & advances	23%	Four Rivers
Loan from Financial Institution	48%	Small & Medium Enterprise Finance
		OVERSEAS PRIVATE AND INVESTMENT CORPORATION (OPIC)
		The U.S. Government's Development Finance Institution

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Proposed Investment

	Exchange rate		Foreign Currency	Value of Machinery and Equipment's	Others	Total (US$)
Building						
Project Equipment and Accessories (Import)			-	$ 18,760,182		$ 18,760,182
Project Equipment and Accessories (Local)			7,192,818	-		$ 7,192,818
Professional, consultancy, insurance, contingency & others			4,807,182	-	$ 10,686,670	$ 15,493,852
Total (US$)			**$ 12,000,000**	**$ 18,760,182**	**$ 10,686,670**	**$ 41,446,852**
			29%	**45%**	**26%**	**100%**
Equivalent in Myanmar Kyat (in Million)	**MMK**	**1,200**	**MMK 14,400**	**MMK 22,512**	**MMK 12,824**	**MMK 49,736**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Investment Schedule

			Year			Total (US$)
			2017	2018	2019	
Capital						
(1)	Foreign Capital to be contributed - In CASH	29%	$ 2,000,000	$ 5,000,000	$ 5,000,000	$ 12,000,000
Loan						
(1)	OPIC loan	48%	$ 11,136,411	$ 8,589,707	$ 173,882	$ 19,900,000
(2)	FRRE loan & advances	23%	$ 1,504,548	$ 4,000,000	$ 4,042,304	$ 9,546,852
	Total (US$)		**$ 14,640,958**	**17,589,707**	**$ 9,216,187**	**$ 41,446,852**

-

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

SHARE CAPITAL AND SUBSCRIPTION FOR SHARES

The total authorised share capital in the Company will be USD12,000,000/- (United States Dollars Twelve Million only or its equivalent in Kyat at the date of subscription), which shall be divided into [1,200,000] shares of par value USD[10] (United States Dollars Ten only or its equivalent in Kyat at the date of subscription).

Following the issue of the MIC Permit to Four Rivers and receipt by Four Rivers of the original and permit to trade and certificate of incorporation for the Company, **the Parties shall subscribe for the required minimum capital subscription in accordance with DICA requirements in the form of newly-issued and fully-paid Shares as follows, upon opening of the bank account of the Company:**

SCHEDULE 3

POST-PERMIT INVESTMENT SCHEDULE

Further capital contributions for Shares to be made within **time frame** granted by MIC after the issue of the final certificate of incorporation and permit to trade by DICA.

Four Rivers Real Estate Pte Ltd shall subscribe for [199,999] fully-paid Shares to the value of USD[1,999,990] **in cash** comprising [99.99%] of the paid up capital of the Company after subscription by all parties.

Randolph Post Eddy III shall subscribe for [1] fully-paid Share to the value of USD[10] **in cash** comprising [0.01%] of the paid up capital of the Company after subscription by all parties.

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

DISTRIBUTION OF SHARE CAPITAL

Year		Percentage	No of shares		(US$)	Equivalent in MMK (mil)
2017	FRRE	99.99%	7,499	$	74,990	MMK 90
2017		100.00%	7,500	$	75,000	MMK 90
2017		100.00%	145,000	$	1,450,000	MMK 1,740
2017		100.00%	40,000	$	400,000	MMK 480
2018		100.00%	500,000	$	5,000,000	MMK 6,000
2019		100.00%	500,000	$	5,000,000	MMK 6,000
		FRRE	**1,199,999**	**$**	**11,999,990**	**MMK 14,400**
2017	RP Eddy III	0.01%	1	$	10	MMK 0.012
2017			-	$	-	-
2017			-	$	-	-
2017			-	$	-	-
2018			-	$	-	-
2019			-	$	-	-
		RP Eddy III	**1**	**$**	**10**	**MMK 0.012**
2017	Total	100.00%	7,500	$	75,000	MMK 90
2017		100.00%	7,500	$	75,000	MMK 90
2017		100.00%	145,000	$	1,450,000	1,740.00
2017		100.00%	40,000	$	400,000	MMK 480
2018		100.00%	500,000	$	5,000,000	MMK 6,000
2019		100.00%	500,000	$	5,000,000	MMK 6,000
		Total	**1,200,000**	**$**	**12,000,000**	**MMK 14,400**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Preliminary Project Schedule

DESIGN AND CONSTRUCTION OF 18 STOREY BUILDING WITH 2 BASEMENT AT NO 20 KABAR AYE PAGODA ROAD, YANKIN TOWNSHIP YANGON

		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	
Item	Description	24 Months Activity																								Total
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
1	Preliminary Works	0.60	0.60	0.70	0.70	0.70	2.00	2.00	2.00	1.50	1.00	1.00	1.00	0.80	0.80	0.70	0.70	0.70	0.50	0.40	0.40	0.30	0.30	0.30	0.30	20.00
2	Structure works							5.00	5.00	3.50	3.50	3.50	3.00	2.50	2.00	1.00	1.00									30.00
3	Architectural works									3.00	3.00	2.75	2.75	2.50	2.00	1.50	1.25	1.25								20.00
4	M & E works												5.00	5.00	1.50	1.00	0.75	0.50	0.50	0.25	0.25	0.25				15.00
5	Interior works														2.25	2.25	2.00	1.75	1.50	1.25	1.25	1.00	0.75	0.50	0.50	15.00
	Total Sum	0.60	0.60	0.70	0.70	0.70	2.00	7.00	7.00	8.00	7.50	7.25	11.75	10.80	8.55	6.45	5.70	4.20	2.50	1.90	1.90	1.55	1.05	0.80	0.80	100.00
	Accumulated Sum	0.60	1.20	1.90	2.60	3.30	5.30	12.30	19.30	27.30	34.80	42.05	53.80	64.60	73.15	79.60	85.30	89.50	92.00	93.90	95.80	97.35	98.40	99.20	100.00	

Note : All units are in percent.

Four Rivers Inya Office Co., Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Year			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
DEPRECIATION													
Beginning Balance				$ 14,640,958	$ 32,230,665	$ 41,446,852	$ 39,586,630	$ 37,726,408	$ 35,866,186	$ 34,081,487	$ 32,296,788	$ 30,576,729	$ 28,856,670
Addition			$ 14,640,958	$ 17,589,707	$ 9,216,187								
Depreciation		**$ 41,446,852**	**$ -**	**$ -**	**$ -**	**$ 1,860,222**	**$ 1,860,222**	**$ 1,860,222**	**$ 1,784,699**	**$ 1,784,699**	**$ 1,720,059**	**$ 1,720,059**	**$ 1,720,059**
Building	3%	$ 32,472,973				$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648
Furniture & fitting	10%	$ 268,750				$ 26,875	$ 26,875	$ 26,875	$ 26,875	$ 26,875	$ 26,875	$ 26,875	$ 26,875
Plant & machinery	10%	$ 8,155,360				$ 815,536	$ 815,536	$ 815,536	$ 815,536	$ 815,536	$ 815,536	$ 815,536	$ 815,536
IT and telecommunication	33%	$ 226,569				$ 75,523	$ 75,523	$ 75,523					
Motor vehicle	20%	$ 323,200				$ 64,640	$ 64,640	$ 64,640	$ 64,640	$ 64,640			
Ending Balance		$ 41,446,852	$ 14,640,958	$ 32,230,665	$ 41,446,852	$ 39,586,630	$ 37,726,408	$ 35,866,186	$ 34,081,487	$ 32,296,788	$ 30,576,729	$ 28,856,670	$ 27,136,611
		-											
Amortization of Capitalized Fees													
Beginning				$ 1,629,870	$ 3,317,918	$ 5,439,687	$ 4,895,718	$ 4,351,750	$ 3,807,781	$ 3,263,812	$ 2,719,843	$ 2,175,875	$ 1,631,906
Additions		**$ 5,439,687**	**$ 1,629,870**	**$ 1,688,047**	**$ 2,121,769**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Interest during construction													
Interest during construction - OPIC		$ 2,185,412	$ 256,362	$ 855,954	$ 1,073,095								
Interest during construction - Four Rivers		$ 592,656	$ 16,221	$ 172,761	$ 403,674								
Financing costs (OPIC) during construction		$ 771,619	$ 727,287	$ 29,332	$ 15,000								
Land lease during construction		$ 1,890,000	$ 630,000	$ 630,000	$ 630,000								
Amortisation of Pre-operating expense		$ -											
Amortisation (10 years)				$ -	$ -	$ 543,969	$ 543,969	$ 543,969	$ 543,969	$ 543,969	$ 543,969	$ 543,969	$ 543,969
Ending Balance		$ 5,439,687	$ 1,629,870	$ 3,317,918	$ 5,439,687	$ 4,895,718	$ 4,351,750	$ 3,807,781	$ 3,263,812	$ 2,719,843	$ 2,175,875	$ 1,631,906	$ 1,087,937
Total Amortizable Costs		$ 5,439,687											
Total Depreciation & Amortisation		$ 46,886,539											

Four Rivers Inya Office

Proposed Investment in The I

Year		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
DEPRECIATION											
Beginning Balance		$ 27,136,611	$ 25,416,553	$ 23,696,494	$ 22,818,846	$ 21,941,198	$ 21,063,550	$ 20,185,902	$ 19,308,254	$ 18,430,606	$ 17,552,958
Addition											
Depreciation		**$ 1,720,059**	**$ 1,720,059**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**
Building	3%	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648
Furniture & fitting	10%	$ 26,875	$ 26,875								
Plant & machinery	10%	$ 815,536	$ 815,536								
IT and telecommunication	33%										
Motor vehicle	20%										
Ending Balance		$ 25,416,553	$ 23,696,494	$ 22,818,846	$ 21,941,198	$ 21,063,550	$ 20,185,902	$ 19,308,254	$ 18,430,606	$ 17,552,958	$ 16,675,310
Amortization of Capitalized Fees											
Beginning		$ 1,087,937	$ 543,969	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Additions		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Interest during construction											
Interest during construction - OPIC											
Interest during construction - Four Rivers											
Financing costs (OPIC) during construction											
Land lease during construction											
Amortisation of Pre-operating expense											
Amortisation (10 years)		$ 543,969	$ 543,969								
Ending Balance		$ 543,969	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Amortizable Costs											
Total Depreciation & Amortisation											

Four Rivers Inya Office

Proposed Investment in The I

Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
DEPRECIATION											
Beginning Balance		$ 16,675,310	$ 15,797,662	$ 14,920,014	$ 14,042,367	$ 13,164,719	$ 12,287,071	$ 11,409,423	$ 10,531,775	$ 9,654,127	$ 8,776,479
Addition											
Depreciation		**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**
Building	3%	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648
Furniture & fitting	10%										
Plant & machinery	10%										
IT and telecommunication	33%										
Motor vehicle	20%										
Ending Balance		$ 15,797,662	$ 14,920,014	$ 14,042,367	$ 13,164,719	$ 12,287,071	$ 11,409,423	$ 10,531,775	$ 9,654,127	$ 8,776,479	$ 7,898,831
Amortization of Capitalized Fees											
Beginning		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Additions		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Interest during construction											
Interest during construction - OPIC											
Interest during construction - Four Rivers											
Financing costs (OPIC) during construction											
Land lease during construction											
Amortisation of Pre-operating expense											
Amortisation (10 years)											
Ending Balance		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Amortizable Costs											
Total Depreciation & Amortisation											

Four Rivers Inya Office

Proposed Investment in The I

Year		2048	2049	2050	2051	2052	2053	2054	2055	2056
DEPRECIATION										
Beginning Balance		$ 7,898,831	$ 7,021,183	$ 6,143,535	$ 5,265,887	$ 4,388,240	$ 3,510,592	$ 2,632,944	$ 1,755,296	$ 877,648
Addition										
Depreciation		**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**	**$ 877,648**
Building	3%	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648
Furniture & fitting	10%									
Plant & machinery	10%									
IT and telecommunication	33%									
Motor vehicle	20%									
Ending Balance		$ 7,021,183	$ 6,143,535	$ 5,265,887	$ 4,388,240	$ 3,510,592	$ 2,632,944	$ 1,755,296	$ 877,648	$ (0)
Amortization of Capitalized Fees										
Beginning		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Additions		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Interest during construction										
Interest during construction - OPIC										
Interest during construction - Four Rivers										
Financing costs (OPIC) during construction										
Land lease during construction										
Amortisation of Pre-operating expense										
Amortisation (10 years)										
Ending Balance		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Amortizable Costs										
Total Depreciation & Amortisation										

MIC APPLICATION
BILL OF QUANTITIES
(Import Materials)

OFFICE BUILDING DEVELOPMENT

20 Kabar Aye Pagoda Road

Yangon, Myanmar

PROJECT SOLUTIONS Co, LTD

Quantity Surveying and Construction Consultancy Services

ITEM	DESCRIPTION	QTY	UNIT	IMPORT AMOUNT USD
	SUMMARY			
	GENERAL CONSTRUCTION COSTS			
	Structural Works			4,152,993
	Architectural Works			6,790,915
	M&E Works			7,009,131
	Interior Fit Out & FF&E			215,000
	External Works & Landscaping			76,143
	NET CONSTRUCTION COSTS			***18,244,182***
	General Contractors Preliminaries			516,000
	TOTAL CONSTRUCTION COSTS			***18,760,182***

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
	SCHEDULE OF QUANTITIES				
	CONTRACTORS PRELIMINARIES				
	PLANT & EQUIPMENT				
	Tower Crane	4	no	200,000.00	200,000.00
	Pickup Truck - Ford Ranger	1	no	49,000.00	49,000.00
	Vehicle for developer - Ford Everest	3	no	89,000.00	267,000.00
(1) Note: Imported vehicles will comply with all current rules and regulations set forth by the Road Transport Authority.					
	TOTAL FOR CONTRACTORS PRELIMINARIES				**516000.00**

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
	SCHEDULE OF QUANTITIES				
	STRUCTURAL WORKS				
1	Cement	1,126.60	Ton	128.27	144,512.00
2	Rebar	393.00	Ton	550.34	216,284.18
3	Structural steel	1,583.00	Ton	1,157.27	1,831,964.99
4	Metal Tray Decking	15,966	m2	12.00	191,592.00
5	Binding Wire	3,221	kg	0.80	2,576.53
6	Wire, nails etc.	2,440	kg	1.00	2,440.00
7	Fire Rated Paint	77,330	ltr	21.05	1,628,000.00
8	Proprietary formwork	388	m2	15.00	5,820.00
9	Mould oil	885	litre	4.20	3,717.00
10	Waterproof concrete admixture	4,520	kg	10.00	45,200.00
11	Radmyx waterproof coating	2,800	m2	12.80	35,840.00
12	Heavy duty polythene sheet	1,020	m2	1.80	1,836.00
13	Compressible filler board	355	m2	3.00	1,065.00
14	Fosbar PVC rear guard water stop	350	m	10.20	3,570.00
15	Bonding agent	350	m	24.50	8,575.00
16	Accessories such as water stop, cover plates, mastic etc.	1	lot		30,000.00
	TOTAL FOR STRUCTURAL WORKS				**4,152,992.71**

PROPOSED OFFICE BUILDING DEVELOPMENT
20 Kabar Aye Pagoda Road

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
	SCHEDULE OF QUANTITIES				
	ARCHITECTURAL WORKS				
1	Cement	1.05	Ton	2,000.00	2,090.00
2	White Cement	1,202	kg	2.35	2,824.70
3	Lime	1,540	kg	0.30	462.00
4	Re-bar	735	kg	5.50	4,042.50
5	X' met (65mm wide)	25,643	m	0.22	5,641.46
6	Concrete block 400 x 200 x 150mm	96,162	No.	1.15	110,586.30
7	Putty	745	kg	2.50	1,862.50
8	Emulsion Paint to Walls	10,016	Ltrs	5.00	50,080.00
9	Emulsion Paint to Plaster & Cement board Ceilings	5,026	Ltrs	5.00	25,127.50
10	Roller	120	No	2.60	312.00
11	Glass Wall	450	m2	269.44	121,250.00
12	Low-iron low-E double glazed unitized curtain wall system	7,959	m2	450.00	3,581,550.00
13	PVDF finished extruded aluminium façade system	861	m2	225.00	193,725.00
14	PVDF finished aluminium façade screen	1,932	m2	220.18	425,380.00
15	Stone cladding with steel supporting frame	220	m2	180.00	39,600.00
16	Glass balustrade	60	m2	300.00	18,000.00
17	Sikalastic - 560 Membrane	5,223	m2	7.30	38,127.90
18	Insulation	1,474	m2	1.80	2,653.20
19	Precast Concrete Tile	1,050	m2	9.50	9,975.00
20	Laminated safety clear glass canopy	140	m2	320.00	44,800.00
21	Aluminium trellis	250	m2	224.00	56,000.00
22	Non Slip Nosing	1,642	m	3.00	4,926.00
23	Paint Skirting	421	m	3.00	1,263.00
24	Galvanized mild steel for railing	9,072	kg	1.25	11,340.00
25	Single Timber Door	57	No	250.00	14,250.00
26	Double Timber Door	14	No	450.00	6,300.00
27	Single Glass Door	5	No	420.00	2,100.00
28	Double Steel Door	1	No	750.00	750.00
29	Single Steel Door	89	No	300.00	26,700.00
30	Double Steel Door	35	No	500.00	17,500.00
31	Timber Door Frame	416	m	5.00	2,080.00
32	Steel Door Frame	738	m	7.00	5,166.00
33	Door hinge	630	No	8.50	5,355.00
34	Door Lock	195	No	95.00	18,525.00
35	Door stop	180	No	5.00	900.00
36	Door closer	241	No	25.00	6,025.00
37	Master key	1	lot	1,600.00	1,600.00
38	Poyurethane resin flooring	7,200	m2	12.50	90,000.00
39	Homogeneous tile	1,129	m2	25.00	28,225.00
40	Natural stone flooring	3,094	m2	118.25	365,865.50

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
41	Tile skirting	2,200	m	6.50	14,300.00
42	Gypsum Board ceiling	8,922	m2	18.05	161,042.10
43	Acoustic ceiling with exposed grid	12,590	m2	31.00	390,290.00
44	Aluminium baffle ceiling	1,096	m2	78.00	85,488.00
45	Calcium silicate board ceiling	1,129	m2	18.50	20,886.50
46	Light weight natural stone panel	2,754	m2	100.00	275,400.00
47	Gondala	1	No.		135,000.00
48	Water closet with flush valve	98	No.	300.00	29,400.00
49	Urinal with flash valve and sensor	42	No.	350.00	14,700.00
50	Basin	126	No.	100.00	12,600.00
51	Faucet to basin	126	No.	150.00	18,900.00
52	Shower fitting	14	No.	350.00	4,900.00
53	Soap dispenser	70	No.	50.00	3,500.00
54	Mirror	56	No.	100.00	5,600.00
55	Tissue holder	98	No.	28.00	2,744.00
56	Hand drier	56	No.	285.00	15,960.00
57	Rinsing spray	98	No.	30.00	2,940.00
58	Hook	98	No.	5.00	490.00
59	Toilet cubicle	84	No.	450.00	37,800.00
60	Pantry sink and faucet	14	No.	250.00	3,500.00
61	Floor drain	140	No.	30.00	4,200.00
62	Counter	56	No.	500.00	28,000.00
63	Column guards	180	No.	15.00	2,700.00
64	Wheel stopper	130	No.	28.00	3,640.00
65	Speed reducing bump	12	No.	250.00	3,000.00
66	Access panels, cat ladders, metal grating, etc.	1	lot	20,000.00	20,000.00
	Exterior Signage				
67	Pylon Sign	3	No.	12,857	38,571.43
68	Rooftop ID Sign	1	No.	28,000	28,000.00
69	In/Out Sign	2	No.	857	1,714.29
70	Height Limit Sign (Parking Entrance)	1	No.	1,371	1,371.43
71	Vehicular Directional Sign Type A (Exterior)	6	No.	1,086	6,514.29
	Interior Signage - Level B2 Parking				
72	Floor ID Type A (Parking Lift Lobby)	1	No.	177	177.14
73	Floor ID Type B (Fire Staircase and BOH)	8	No.	24	194.29
74	Fire Escape Plan (Basement Levels Only)	1	No.	23	22.86
75	Room ID Sign Type D (BOH and Parking Level)	30	No.	20	600.00
76	Vehicular Directional Sign Type B (Parking)	8	No.	521	4,171.43
77	Vehicular Directional Sign Type C (Parking-UP/DOWN)	4	No.	49	197.14
78	Column Number	15	No.	78	1,167.86
79	Parking Regulations Sign	1	No.	79	79.29
	Interior Signage - Level B1 Parking				
80	Floor ID Type A (Parking Lift Lobby)	1	No.	177	177.14
81	Floor ID Type B (Fire Staircase and BOH)	8	No.	24	194.29
82	Fire Escape Plan (Basement and Parking Levels Only)	1	No.	23	22.86
83	Room ID Sign Type D (BOH and Parking Level)	10	No.	20	200.00
84	Vehicular Directional Sign Type B (Parking)	8	No.	521	4,171.43
85	Vehicular Directional Sign Type C (Parking-UP/DOWN)	4	No.	49	197.14
86	Column Number	15	No.	78	1,167.86
87	Parking Regulations Sign	1	No.	79	79.29
	Interior Signage - Level GF				
88	Floor ID Type A (Parking Lift Lobby)	1	No.	177	177.14

89	Floor ID Type B (Fire Staircase and BOH)	8	No.	24	194.29
90	Fire Escape Plan (Basement and Parking Levels Only)	1	No.	23	22.86
91	Directional Sign Type A (Typical)	5	No.	249	1,242.86
92	Directional Sign Type C (F&B)	2	No.	1,200	2,400.00
93	Room ID Sign Type A (Typical)	5	No.	66	328.57
94	Room ID Sign Type B (Restroom)	2	No.	66	131.43
95	Room ID Sign Type C (Stairs and Fireman Lift)	4	No.	66	262.86
96	Room ID Sign Type D (BOH and Parking Level)	15	No.	20	300.00
97	Vehicular Directional Sign Type B (Parking)	8	No.	521	4,171.43
98	Vehicular Directional Sign Type C (Parking-UP/DOWN)	4	No.	49	197.14
	Interior Signage - Level 1-4 Parking				
99	Floor ID Type A (Parking Lift Lobby)	4	No.	177	708.57
100	Floor ID Type B (Fire Staircase and BOH)	32	No.	24	777.14
101	Fire Escape Plan	4	No.	23	91.43
102	Directional Sign Type A (Typical)	20	No.	249	4,971.43
103	Room ID Sign Type A (Typical)	20	No.	66	1,314.29
104	Room ID Sign Type C (Stairs and Fireman Lift)	64	No.	66	4,205.71
105	Room ID Sign Type D (BOH and Parking Level)	60	No.	20	1,200.00
106	Vehicular Directional Sign Type B (Parking)	32	No.	521	16,685.71
107	Vehicular Directional Sign Type C (Parking-UP/DOWN)	32	No.	49	1,577.14
108	Column Number	36	No.	78	2,802.86
109	Parking Regulations Sign	8	No.	79	634.29
	Interior Signage - Level 5 - 17				
110	Floor ID Type B (Fire Staircase and BOH)	39	No.	24	947.14
111	Directory Sign Type B (Office Lift Lobby)	13	No.	220	2,860.00
112	Directional Sign Type B (Office Corridor)	26	No.	100	2,600.00
113	Room ID Sign Type A (Typical)	104	No.	66	6,834.29
114	Room ID Sign Type B (Restroom)	39	No.	66	2,562.86
115	Room ID Sign Type C (Stairs and Fireman Lift)	26	No.	66	1,708.57
	Roof Garden Signage				
116	Floor ID Type B (Fire Staircase and BOH)	3	No.	24	72.86
	TOTAL FOR ARCHITECTURAL WORKS				**6,790,915.45**

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
	SCHEDULE OF QUANTITIES				
	M&E WORKS				
1	**Electrical and communication system**				
1.1	***Switch gear***				
1	Air insulated switchgear (modular type)	1	set	120,000.00	120,000.00
2	XLPE 70 sq.mm	40	m	90.00	3,600.00
3	IMC Ø 100mm	36	m	25.00	900.00
4	Pull box, fitting, hanger support and accessories	1	lot	8,000.00	8,000.00
1.2	**Transformer and generator set**				
1	Dry type transformer 1250KVA	2	set	55,000.00	110,000.00
2	Generator 1250kVA (Prime) w/fuel tank, etc.	2	set	240,000.00	480,000.00
1.3	**Main distribution board**				
1	MDB	2	set	42,000.00	84,000.00
2	EMDB	2	set	30,000.00	60,000.00
3	Capacitor Bank	2	set	40,000.00	80,000.00
4	Auto voltage regulator, 1000 kVA	2	set	90,000.00	180,000.00
5	ATS panel, 2000 A	2	set	12,000.00	24,000.00
6	UPS, 30 kVA	1	set	20,000.00	20,000.00
1.4	**Distribution board and panel board**				
1	Distribution board	22	set	3,500.00	77,000.00
2	Panel board	51	set	2,200.00	112,200.00
3	Dual kWh meter	43	set	120.00	5,160.00
4	Hanger support and accessories	1	lot	5,000.00	5,000.00
1.5	**Al busduct**				
1	Al busduct 2000A	150	m	600.00	90,000.00
2	Flanged end	12	ea	600.00	7,200.00
3	Elbow	16	ea	500.00	8,000.00
4	Al busduct 1250A	79	m	350.00	27,650.00
5	Flanged end	1	ea	400.00	400.00
6	Elbow	2	ea	380.00	760.00
7	Al busduct 800A	176	m	250.00	44,000.00
8	Flanged end	3	ea	280.00	840.00
9	Elbow	6	ea	260.00	1,560.00
10	Plug-in 160A	14	ea	1,000.00	14,000.00
11	Plug-in 100A	14	ea	900.00	12,600.00
12	Hanger support and accessories	1	lot	10,000.00	10,000.00

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
1.6	**Cable and raceways**				
	Cable				
1	IEC 01 300 sq.mm	1,584	m	46.00	72,864.00
2	IEC 01 240 sq.mm	851	m	36.00	30,636.00
3	IEC 01 185 sq.mm	458	m	27.00	12,366.00
4	IEC 01 150 sq.mm	1,056	m	22.00	23,232.00
5	IEC 01 120 sq.mm	1,206	m	19.00	22,914.00
6	IEC 01 95 sq.mm	114	m	15.00	1,710.00
7	IEC 01 70 sq.mm	177	m	13.00	2,301.00
8	IEC 01 50 sq.mm	79	m	10.00	790.00
9	IEC 01 25 sq.mm	394	m	5.00	1,970.00
10	IEC 01 16 sq.mm	235	m	4.00	940.00
11	IEC 01 4 sq.mm	88	m	2.00	176.00
12	IEC 01 2.5 sq.mm	158,586	m	1.00	158,586.00
13	FR 120 sq.mm	70	m	27.00	1,890.00
14	FR 50 sq.mm	1,109	m	10.00	11,090.00
15	FR 25 sq.mm	845	m	6.00	5,070.00
16	FR 2.5 sq.mm	1,040	m	2.00	2,080.00
	Raceways				
17	Wireway 300 x 100 mm (epoxy powder paint)	780	m	36.00	28,080.00
18	IMC Ø 100 mm	770	m	26.00	20,020.00
19	IMC Ø 80 mm	108	m	23.00	2,484.00
20	IMC Ø 65 mm	163	m	13.00	2,119.00
21	EMT Ø 50 mm	288	m	10.00	2,880.00
22	EMT Ø 32mm	222	m	7.00	1,554.00
23	EMT Ø 15mm	16,242	m	3.00	48,726.00
24	Flexible conduit Ø 15mm	3,854	m	1.00	3,854.00
25	Pull box, fitting support and accessories	1	lot	8,000.00	8,000.00
1.7	**Lighting fixtures**				
1	Downlight luminature 50 W	30	no.	50.00	1,500.00
2	Downlight luminature 26 W	404	no.	28.00	11,312.00
3	Fluorescent 1x18w	344	no.	36.00	12,384.00
4	Fluorescent 2x18w	2,142	no.	120.00	257,040.00
5	Self contain emergency light	168	no.	104.00	17,472.00
6	Fire exit sign	84	lot	60.00	5,040.00
7	Hanger support and accessories	1	lot	10,000.00	10,000.00
8	Facade Lighting	1	lot	50,000.00	50,000.00
9	Landscape Lighting	1	lot	10,000.00	10,000.00
1.8	**Switch and outlets**				
1	Switch 1 way	584	ea	10.00	5,840.00
2	Simplex receptacle	410	ea	10.00	4,100.00
3	Duplex receptacle	1,500	ea	20.00	30,000.00
4	Junction box and accessories	1	lot	5,000.00	5,000.00
1.9	**Telephone and data system**				
1	MDF	1	set	3,000.00	3,000.00
2	PABX	1	set	17,000.00	17,000.00
3	SDF	14	set	50.00	700.00
4	Server and computer rack	2	set	1,250.00	2,500.00

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
5	Telephone outlet	420	ea	12.00	5,040.00
6	Computer outlet	450	ea	12.00	5,400.00
7	Wifi device	20	ea	250.00	5,000.00
8	UPS	1	ea	500.00	500.00
	Wiring and raceways				
9	Wireway 300 x 100 mm (epoxy powder paint)	72	m	36.00	2,592.00
10	Wireway 100 x 100 mm (epoxy powder paint)	728	m	28.00	20,384.00
11	30 pair - 0.65mm TPEV	518	m	11.00	5,698.00
12	20 pair UTP CAT6	518	m	10.00	5,180.00
13	4c - 0.65mm TIEV	7,560	m	2.00	15,120.00
14	UTP CAT6	5,600	lot	1.00	5,600.00
15	EMT Ø 25mm	84	m	3.00	252.00
16	EMT Ø 20mm	112	m	3.00	336.00
17	EMT Ø 15mm	2,800	m	3.00	8,400.00
18	Pull box, fitting support and accessories	1	m	3,500.00	3,500.00
1.1	**Fire alarm system**				
1	Fire alarm control panel w/battery back up	1	set	24,000.00	24,000.00
2	Graphic annunciator panel	1	set	3,200.00	3,200.00
3	Fire alarm PC workstation and printer	1	set	1,700.00	1,700.00
4	Automatic Voltage Stabilizer	1	ea	500.00	500.00
5	UPS	1	ea	600.00	600.00
6	Smoke detector (addressable type)	287	ea	90.00	25,830.00
7	Alarm bell	4	ea	40.00	160.00
8	Fire alarm speaker	94	ea	76.00	7,144.00
9	Fire alarm manual station (addressable type)	84	ea	108.00	9,072.00
10	Fire alarm telephone handset	60	ea	50.00	3,000.00
	Wiring and raceways				
11	2C - 1.5 sq.mm twisted pair w/shield FRC	3,444	m	5.00	17,220.00
12	FR 2C-1.5 sq.mm	960	m	4.00	3,840.00
13	FR 2C-2.5 sq.mm	1,960	m	5.00	9,800.00
14	THW 2C - 1.5 sq.mm	1,008	m	1.00	1,008.00
15	IMC Ø 20 mm	2,244	m	3.00	6,732.00
16	IMC Ø 15 mm	840	m	3.00	2,520.00
17	EMT Ø 15 mm	3,710	m	3.00	11,130.00
18	Flexible conduit Ø 15mm	1,200	m	1.00	1,200.00
	Pull box, fitting support and accessories	1	lot	8,000.00	8,000.00
1.11	**Lightning protection and grounding system**				
1	Ground bar	6	set	120.00	720.00
2	Ground test box	9	set	96.00	864.00
3	Copper clad steel ground rod 5/8" x 10'	90	ea	60.00	5,400.00
4	Inspection box	9	set	76.00	684.00
	Wiring and raceways				
5	Copper tape 25x3 mm	860	m	16.00	13,760.00
6	Bare copper 90 sq.mm	180	m	13.00	2,340.00
7	IEC Ø 95 sq.mm	40	m	15.00	600.00
8	IEC Ø 50 sq.mm	246	m	10.00	2,460.00
9	IEC Ø 35 sq.mm	92	m	7.00	644.00
10	IMC Ø 32 mm	40	m	7.00	280.00
11	IMP Ø 25 mm	338	m	3.00	1,014.00
12	Fitting support and accessories	1	lot	5,000.00	5,000.00
13	Exothermic welding	1	lot	2,000.00	2,000.00

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
1.12	**MATV system**				
1	Satellite dish	1	set	480.00	480.00
2	Head end and receiver	1	set	2,100.00	2,100.00
3	Amplifier	4	ea	240.00	960.00
4	4 Way Splitter	39	ea	40.00	1,560.00
5	2 Way Splitter	2	ea	40.00	80.00
6	4 Way Tap Off	102	ea	40.00	4,080.00
7	Automatic Voltage Stabilizer	1	ea	500.00	500.00
8	TV outlet	20	ea	12.00	240.00
9	Set top box	30	set	120.00	3,600.00
10	Support and accessories	1	lot	3,000.00	3,000.00
	Wiring and raceways				
11	RG 11	265	m	2.00	530.00
12	RG 6	600	m	1.00	600.00
13	IMC Ø 65 mm	31	m	13.00	403.00
14	EMT Ø 20mm	160	m	3.00	480.00
15	EMT Ø 15mm	360	m	3.00	1,080.00
16	Pull box, fitting support and accessories	1	lot	300.00	300.00
1.13	**CCTV and security system**				
1	Network video recorder w/battery back up	1	set	21,000.00	21,000.00
2	LCD monitor	4	set	400.00	1,600.00
3	PC work station and CCTV console desk	1	set	2,160.00	2,160.00
4	Security Rack	3	set	960.00	2,880.00
5	Remote monitor	1	set	250.00	250.00
6	UPS	4	ea	600.00	2,400.00
7	Fixed weatherproof IP color CCD camera	12	ea	600.00	7,200.00
8	Fixed dome color CCD camera	120	ea	500.00	60,000.00
9	Fixed dome IP color CCD camera	3	ea	560.00	1,680.00
10	Support and accessories	1	lot	5,000.00	5,000.00
	Wiring and raceways				
11	Wireway 300 x 100 mm (epoxy powder paint)	72	m	36.00	2,592.00
12	Fiber optic 6C 50/125µ (multi mode)	140	m	6.00	840.00
13	UTP CAT 6	5,280	m	1.00	5,280.00
14	IMC Ø 20mm	1,680	m	3.00	5,040.00
15	HDPE Ø 32mm	408	m	4.00	1,632.00
16	UPVC Ø 25mm	130	m	1.00	130.00
17	Pull box, fitting support and accessories	1	lot	1,000	1,000
1.14	**Public address system**				
1	Main sound rack	1	set	15,000.00	15,000.00
2	Sound terminal box	6	set	112.00	672.00
3	Recessed ceiling speaker	60	ea	64.00	3,840.00
4	Volume control	6	ea	60.00	360.00
5	Automatic Voltage Stabilizer	1	ea	500.00	500.00
6	Support and accessories	1	lot	2,000.00	2,000.00
	Wiring and raceways				
7	2.5 sq.mm VTF	3,000	m	2.00	6,000.00
8	4 sq.mm VTF	576	m	4.00	2,304.00
9	EMT Ø 20mm	180	m	3.00	540.00
10	EMT Ø 5mm	1,296	m	3.00	3,888.00
11	Pull box, fitting support and accessories	1	lot	1,000.00	1,000.00

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
1.15	**Access control system**				
1	Access control center	1	set	11,200.00	11,200.00
2	PC workstation, software I/O point	1	set	2,200.00	2,200.00
3	Security processing unit w/turnstile	1	set	8,000.00	8,000.00
4	Door Processing Unit (DPU)	7	set	720.00	5,040.00
5	Elevator access controler (EAC)	1	set	1,620.00	1,620.00
6	Card Reader	13	set	120.00	1,560.00
7	Magnetic door contact	61	set	210.00	12,810.00
8	Exit push buttom	7	set	15.00	105.00
9	UPS	1	ea	600.00	600.00
10	Support and accessories	1	lot	3,000.00	3,000.00
	Wiring and raceways				
11	Twisted pair w/shield	3,640	m	4.00	14,560.00
12	IMC Ø 15mm	840	m	3.00	2,520.00
13	Pull box, fitting support and accessories	1	lot	1,000.00	1,000.00
1.16	**Lighting control system**				
1	PC workstation	1	set	2,200.00	2,200.00
2	Master controller, software interfacing unit w/monitor	1	set	12,800.00	12,800.00
3	Lighting control panel	5	set	1,920.00	9,600.00
4	Local multi switch	2	set	500.00	1,000.00
5	UPS	1	ea	600.00	600.00
6	Automatic Voltage Stabilizer	1	ea	500.00	500.00
7	Support and accessories	1	lot	2,000.00	2,000.00
	Wiring and raceways				
8	THW 2.5 sq.mm	3,960	m	1.00	3,960.00
9	UTP CAT 6	2,000	m	1.00	2,000.00
10	EMT Ø 15mm	3,250	m	3.00	9,750.00
11	Pull box, fitting support and accessories	1	lot	1,000.00	1,000.00
1.17	**Fire barrier, testing and miscellaneous**				
1	Fire barrier, testing and miscellaneous	1	lot	10,000.00	10,000.00
2	**Sanitary and fire protection system**				
2.1	***Cold water system***				
	Pipe : PPR 80 PN 10				
1	Ø 20 mm	1,657	m	4.00	6,628.00
2	Ø 25 mm	963	m	6.00	5,778.00
3	Ø 32 mm	1,032	m	9.00	9,288.00
4	Ø 50 mm	202	m	14.00	2,828.00
5	Ø 80 mm	213	m	24.00	5,112.00
6	Fitting	1	lot	3,000.00	3,000.00
7	Hanger and support	1	lot	2,000.00	2,000.00
8	Valve and accessories	1	lot	6,000.00	6,000.00
9	Cold water transfer pump, 30 m3/hr	2	set	8,000.00	16,000.00
10	Booster pump, 10 m3/hr	2	set	3,500.00	7,000.00
11	4" tube well	2	set	8,000.00	16,000.00
12	Tube well pump	2	set	6,000.00	12,000.00
13	Electrical work	1	lot	28,000.00	28,000.00

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
2.2	**Hot water system**				
	Pipe : PPR 80 PN 20				
1	Ø 20 mm	33	m	6.00	198.00
2	Ø 25 mm	99	m	8.00	792.00
3	Fitting	1	lot	200.00	200.00
4	Hanger and support	1	lot	100.00	100.00
5	Valve and accessories	1	lot	200.00	200.00
6	Water heater, 150 liter	15	set	400.00	6,000.00
2.3	**Soil and waste system**				
	Cast iron pipe ASTMA 74-75 hubless type				
1	Ø 32 mm	330	m	11.00	3,630.00
2	Ø 50 mm	55	m	16.00	880.00
3	Ø 80 mm	86	m	23.00	1,978.00
4	Ø 100 mm	814	m	28.00	22,792.00
5	Ø 150 mm	125	m	46.00	5,750.00
6	Fitting	1	lot	5,000.00	5,000.00
7	Hanger and support	1	lot	3,000.00	3,000.00
8	Clean out, floor drain and accessories	1	lot	7,500.00	7,500.00
2.4	**Vent system**				
	Galvanized steel pipe class M				
1	Ø 40 mm	889	m	12.00	10,668.00
2	Ø 100 mm	263	m	29.00	7,627.00
3	Fitting	1	lot	2,500.00	2,500.00
4	Hanger and support	1	lot	2,000.00	2,000.00
5	Vent through roof	1	lot	1,000.00	1,000.00
2.5	**Rain leader system**				
	Galvanized steel pipe class M				
1	Ø 80 mm	44	m	22.00	968.00
2	Ø 100 mm	519	m	29.00	15,051.00
3	Ø 150 mm	143	m	48.00	6,864.00
4	Fitting	1	lot	5,000.00	5,000.00
5	Hanger and support	1	lot	3,000.00	3,000.00
6	Siphonage roof drain	20	set	120.00	2,400.00
7	Drainage pump 8 m3/hr	10	set	3,300.00	33,000.00
8	Electrical work	1	lot	10,000.00	10,000.00
2.6	**Fire protection system**				
	Black steel pipe sch.40 seam				
1	Ø 25 mm	9,236	m	6.00	55,416.00
2	Ø 32 mm	1,588	m	7.00	11,116.00
3	Ø 40 mm	612	m	10.00	6,120.00
4	Ø 50 mm	189	m	14.00	2,646.00
5	Ø 65 mm	306	m	22.00	6,732.00
6	Ø 80 mm	292	m	32.00	9,344.00
7	Ø 100 mm	66	m	38.00	2,508.00
8	Ø 150 mm	856	m	64.00	54,784.00
9	Fitting	1	lot	25,000.00	25,000.00
10	Hanger and support	1	lot	20,000.00	20,000.00
11	Valve and accessories	1	lot	40,000.00	40,000.00
12	Upright sprinkler head	402	set	20.00	8,040.00

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
13	Pendant sprinkler head	2,182	set	20.00	43,640.00
14	Hose reel	48	set	650.00	31,200.00
15	Hose reel tank 3m3	1	set	1,000.00	1,000.00
16	Landing valve w/standby hosse	42	set	120.00	5,040.00
17	Private hydrant	2	set	550.00	1,100.00
18	4 way breeching inlet	1	set	600.00	600.00
19	Sprinkler pump, 189 m3/hr	2	set	60,000.00	120,000.00
20	Jockey pump for sprinkler, 4.5 m3/hr	1	set	4,500.00	4,500.00
21	Wet riser and private hydrant pump, 205 m3/hr	2	set	67,000.00	134,000.00
22	Jocking pump for wet riser and hydrant, 4.5 m3/hr	1	set	4,500.00	4,500.00
23	Diesel engine	1	set	110,000.00	110,000.00
24	Hose reel pump	2	set	3,500.00	7,000.00
25	Electrical work	1	lot	40,000.00	40,000.00
2.7	**Fire suppression system**				
1	Fire suppression system	1	lot	30,000.00	30,000.00
2.8	**Water treatment system**				
1	Raw water feed pump, 15m3/hr	2	set	4,000.00	8,000.00
2	Back wash pump, 30m3/hr	1	set	6,000.00	6,000.00
3	Multi media filter tank 15m3/hr	1	set	8,500.00	8,500.00
4	Carbon filter tank 15m3/hr	1	set	6,000.00	6,000.00
5	De-iron filter tank 15m3/hr	1	set	16,000.00	16,000.00
6	Mechanical mixer	1	set	2,000.00	2,000.00
7	Chlorine feed pump 20L/hr	1	set	1,500.00	1,500.00
8	Air compressor 200L/min	1	set	3,000.00	3,000.00
9	Piping work	1	lot	6,000.00	6,000.00
10	Accessories	1	lot	5,000.00	5,000.00
11	Electrical work	1	lot	10,000.00	10,000.00
2.9	**Waste water treatment system**				
1	Ejector pump, 10m3/hr	2	set	5,500.00	11,000.00
2	Ejector pump, 1.5 KgO2/hr	2	set	4,600.00	9,200.00
3	Ejector pump, 0.7m3/hr	1	set	2,000.00	2,000.00
4	Equalization pump, 3.5m3/hr	2	set	3,200.00	6,400.00
5	Slidge pump, 1.7m3/hr	2	set	2,600.00	5,200.00
6	Effluert pump, 3.5m3/hr	2	set	3,800.00	7,600.00
7	Piping work	1	lot	7,000.00	7,000.00
8	Accessories	1	lot	10,000.00	10,000.00
9	Electrical work	1	lot	15,000.00	15,000.00
3	**Mechanical ventilation & air condition system**				
1	Water cooled chiller	4	set	125,000.00	500,000.00
	Water pump				
2	Primary chilled water pump, 45.4 L/S	4	set	7,500.00	30,000.00
3	Secondary chilled water pump, 133 L/S	2	set	16,500.00	33,000.00
4	Secondary chilled water pump, 7.69 L/S	2	set	12,000.00	24,000.00
5	Condense water pump, 56.7 L/s	4	set	9,000.00	36,000.00
6	Cooling tower	2	set	30,000.00	60,000.00
	AHU & FCU				

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
7	PAHU	15	set	1,500.00	22,500.00
8	DX unit for server room	1	set	1,000.00	1,000.00
9	Chill water FCU 2.4 kW	19	set	28,473.68	541,000.00
10	Chill water FCU 4.7 kW	490	set	1,100.00	20,900.00
11	Chill water FCU 5.9 kW	22	set	1,250.00	27,500.00
	Black steel pipe sch.40 seamed				
12	Ø 25 mm	2,514	m	6.00	15,084.00
13	Ø 32 mm	1,834	m	7.00	12,838.00
14	Ø 40 mm	1,311	m	10.00	13,110.00
15	Ø 50 mm	26	m	14.00	364.00
16	Ø 63 mm	840	m	22.00	18,480.00
17	Ø 80 mm	784	m	32.00	25,088.00
18	Ø 100 mm	110	m	38.00	4,180.00
19	Ø 125 mm	5	m	53.00	265.00
20	Ø 150 mm	106	m	64.00	6,784.00
21	Ø 200 mm	97	m	95.00	9,215.00
	Insulation				
22	Ø 25 mm	2,519	m	6.00	15,114.00
23	Ø 32 mm	1,834	m	7.00	12,838.00
24	Ø 40 mm	1,311	m	8.00	10,488.00
25	Ø 50 mm	26	m	10.00	260.00
26	Ø 63 mm	840	m	13.00	10,920.00
27	Ø 80 mm	789	m	17.00	13,413.00
28	Ø 100 mm	110	m	22.00	2,420.00
29	Ø 125 mm	5	m	28.00	140.00
30	Ø 150 mm	106	m	40.00	4,240.00
31	Ø 200 mm	97	m	48.00	4,656.00
	Galvanized steel class M				
32	Ø 20 mm	1,157	m	6.00	6,942.00
33	Ø 25 mm	209	m	7.00	1,463.00
34	Ø 32 mm	356	m	10.00	3,560.00
35	Ø 40 mm	185	m	12.00	2,220.00
36	Ø 50 mm	174	m	14.00	2,436.00
37	Ø 80 mm	277	m	22.00	6,094.00
	Insulation				
38	Ø 20 mm	1,157	m	6.00	6,942.00
39	Ø 25 mm	209	m	7.00	1,463.00
40	Ø 32 mm	356	m	22.00	7,832.00
41	Ø 40 mm	185	m	12.00	2,220.00
42	Ø 50 mm	174	m	14.00	2,436.00
43	Ø 80 mm	277	m	22.00	6,094.00
44	Valves and accessories	1	lot	80,000.00	80,000.00
45	Pressurized fan	4	set	2,800.00	11,200.00
46	TEAF (181 - 278 L/S)	36	set	500.00	18,000.00
47	Exhaust fan	14	set	100.00	1,400.00
48	Exhaust fan (5555 L/S)	8	set	4,000.00	32,000.00
49	Exhaust fan (1000 ~ 1805 L/S)	5	set	1,400.00	7,000.00
50	Exhaust fan (56, 153 ~ 472 L/S)	29	set	700.00	20,300.00
51	Galvanized steel sheet # 24	3,719	m2	22.00	81,818.00
52	Galvanized steel sheet # 22	301	m2	26.00	7,826.00
53	Hanger and support	1	lot	10,000.00	10,000.00
54	Diffuser and grill	250	No.	55.00	13,750.00
55	Damper and accessories	1	lot	10,000.00	10,000.00

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
56	Building management system	1	lot	300,000.00	300,000.00
57	Electrical work	1	lot	110,000.00	115,000.00
4	**Lifts**				
1	Passenger lift	4	No.	85,000.00	340,000.00
2	Carpark lift	2	No.	95,000.00	190,000.00
	TOTAL FOR M&E WORKS				**7,009,131.00**

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
	SCHEDULE OF QUANTITIES				
	INTERIOR FITOUT & FF&E				
	Fit out and millwork				
1	Reception lobby	1	lot		40,000.00
2	Management office	1	lot		15,000.00
	Furnishing, furniture and equipment (FF&E)				
3	Reception Furniture, fittings and fixtures	1	lot		100,000.00
4	Specialist light	1	lot		60,000.00
	TOTAL FOR INTERIOR FITOUT & FF&E				**215,000.00**

PROPOSED OFFICE BUILDING DEVELOPMENT
20 Kabar Aye Pagoda Road

ITEM	DESCRIPTION	QTY	UNIT	IMPORT Unit Rate USD	IMPORT Amount USD
	SCHEDULE OF QUANTITIES				
	EXTERNAL WORKS & LANDSCAPING				
1	Ready mixed Cement	22	m3	128.00	2,816.00
2	Cement	695	kg	2.00	1,390.00
3	White cement	20	kg	2.35	47.00
4	Re-bar	4	Ton	550.00	2,200.00
5	Binding Wire	40	kg	0.80	32.00
6	Nails & Spikes	14	kg	1.00	14.00
7	Granite	300	m2	100.00	30,000.00
8	Ceramic tile	250	m2	20.00	5,000.00
9	Emulsion paint	80	lit	5.00	400.00
10	Putty	8	kg	2.50	20.00
11	Floor hardener (liquid)	2,200	kg	9.42	20,723.71
12	Access Gate	1	No.	3,500.00	3,500.00
13	Drains, gutters, manholes, etc.	1	lot	10,000.00	10,000.00
	TOTAL FOR EXTERNAL WORKS & LANDSCAPING				**76,142.71**

MIC APPLICATION
BILL OF QUANTITIES
(Local Materials)

OFFICE BUILDING DEVELOPMENT

20 Kabar Aye Pagoda Road

Yangon, Myanmar

PROJECT SOLUTIONS Co, LTD

Quantity Surveying and Construction Consultancy Services

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Amount USD
	SUMMARY			
	GENERAL CONSTRUCTION COSTS			
	Structural Works			1,018,118
	Architectural Works			1,293,440
	M&E Works			1,537,290
	Interior Fit Out & FF&E			53,750
	External Works & Landscaping			17,235
	NET CONSTRUCTION COSTS			***3,919,834***
	General Contractors Preliminaries			1,073,580
	General Contractors Overheads and Profit			2,199,404
	TOTAL CONSTRUCTION COSTS			***7,192,818***

PROPOSED OFFICE BUILDING DEVELOPMENT
20 Kabar Aye Pagoda Road

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
	SCHEDULE OF QUANTITIES				
	CONTRACTORS PRELIMINARIES				
	SITE BUILDING				
	Site Office		sum	10,200	10,200
	Meeting Room		sum	5,100	5,100
	Store Container		sum	4,200	4,200
	Toilet Unit		sum	3,500	3,500
	Workself		sum	650	650
	Furniture		sum	3,500	3,500
	Air Conditioner		sum	1,400	1,400
	Telephone & Internet Installation		sum	1,200	1,200
	Mobile Phone		sum	2,500	2,500
	Fax Machine		sum	600	600
	Copy Machine		sum	4,500	4,500
	Computer		sum	3,500	3,500
	Printer		sum	680	680
	Network Assessories		sum	650	650
	Walkie-Talkie		sum	2,000	2,000
	Refrigurator		sum	200	200
	Miscellaneous		sum	300	300
	Work Site		sum		
	Site Clearing		sum	850	850
	Power Supply		sum	8,500	8,500
	Power Meter		sum	1,100	1,100
	Water Supply		sum	1,800	1,800
	Toilet		sum	1,300	1,300
	Main Gate		sum	1,200	1,200
	Fence		sum	11,000	11,000
	Sign Board		sum	1,250	1,250
	Steel Plate		sum	10,000	10,000
	Safety Protection & Sign		sum	1,500	1,500
	Dust Netting		sum	6,000	6,000
	Rubbish Chutes		sum	5,000	5,000
	Head Office				
	Head Office rental and running costs		sum	72,000	72,000
	PROJECT STAFF				
	Expat Project Director		sum		
	Project Manager		sum	45,000	45,000
	Project Engineer		sum	30,000	30,000
	Quantity Surveyor		sum	18,000	18,000
	M&E Engineer		sum	30,000	30,000
	Office Engineer		sum	15,000	15,000
	CAD Operator - 01		sum	9,600	9,600

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
	CAD Operator - 02		sum	9,600	9,600
	General Foreman		sum	9,600	9,600
	Foreman - Survey		sum	9,600	9,600
	Foreman - Formwork		sum	5,400	5,400
	Foreman - Timber		sum	5,400	5,400
	Foreman - Concrete		sum	5,400	5,400
	Foreman - Rebar		sum	5,400	5,400
	Foreman - Architecture		sum	14,400	14,400
	Site Administrator		sum	9,600	9,600
	Assistant Site Admin		sum	7,200	7,200
	Expatriate Housing		sum	45,000	45,000
	SUPPORTIVE LABOUR				
	Office Maid		sum	4,800	4,800
	Site Cleaner		sum	3,000	3,000
	Time Keeper		sum	5,400	5,400
	Labour for Store		sum	5,400	5,400
	Tower Crane Operator		sum	12,000	12,000
	Mobile Crane Operator		sum	10,800	10,800
	Lift Operator		sum	4,200	4,200
	Truck Driver		sum	5,400	5,400
	Pickup Driver		sum	3,000	3,000
	M&E Technician Team		sum	5,700	5,700
	Safety Guard		sum	5,000	5,000
	Surveying Team		sum	30,000	30,000
	Traffic Control		sum	11,400	11,400
	PLANT & EQUIPMENT				
	Tower Crane		sum		
	Concrete Pump		sum	24,000	24,000
	Pipe for Concrete Pump		sum	9,000	9,000
	Passenger Lift or Hoist		sum	44,000	44,000
	Air Compressor [170 cfm]		sum	14,000	14,000
	Mobile Crane		sum	40,000	40,000
	Cutting Rack		sum	2,000	2,000
	Cutting Table		sum	3,000	3,000
	Bending Table		sum	3,000	3,000
	Small Concrete Mixer - Dia 4"		sum	2,000	2,000
	Dumper		sum	8,000	8,000
	Pickup Truck - Ford Ranger	1	no		
	Vehicle for developer - Ford Everest	3	no	7,200	7,200
	Welding Set		sum	12,000	12,000
	Concrete Vibrator		sum	3,000	3,000
	Survey Equipment		sum	6,000	6,000
	Scaffolding		sum	140,000	140,000
	PLANT & EQUIPMENT REPAIRING				
	Truck & Car Maintenance		sum	21,000	21,000
	TRANSPORT				
	Transport in		sum	5,000	5,000
	Transport out		sum	5,000	5,000

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
	ERECTION & DISMANTLE				
	Foundation of Passenger Lift		sum	6,000	6,000
	Foundation of Tower Crane		sum	6,000	6,000
	Erection of Tower Crane		sum	20,000	20,000
	Erection of Passenger Lift		sum	10,000	10,000
	WORK SITE				
	Power Bill		sum		21,000
	Water Bill		sum		15,000
	Telephone		sum		3,000
	Mobile Phone Bill		sum		15,000
	Fuel & Oil		sum		13,000
	First Aid		sum		3,000
	Entertainment (Police & Misc)		sum		6,000
	Consumable Items & Small Tool		sum		45,000
	Stationary		sum		12,000
	Rubbish Collect		sum		3,900
	INSURANCE, DUTIES, GUARANTEE, Etc				
	Insurances		sum		
	Performance Bond		sum		
	Guarantees and warranties		sum		
	TOTAL FOR CONTRACTORS PRELIMINARIES				**1,073,580**

PROPOSED OFFICE BUILDING DEVELOPMENT
20 Kabar Aye Pagoda Road

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
	SCHEDULE OF QUANTITIES				
	STRUCTURAL WORKS				
1	Cement	1,126.60	Ton	18.04	20,322.00
2	Rebar	393.00	Ton	150.09	58,986.60
3	Structural steel	1,583.00	Ton	388.21	614,540.98
4	Metal Tray Decking	15,966	m2	4.00	63,864.00
5	Binding Wire	3,221	kg	0.22	703.39
6	Wire, nails etc.	2,440	kg	0.15	358.68
7	Fire Rated Paint	77,330	ltr	3.09	239,316.00
8	Proprietary formwork	388	m2	2.21	855.54
9	Mould oil	885	litre	0.62	546.40
10	Waterproof concrete admixture	4,520	kg	1.47	6,644.40
11	Radmyx waterproof coating	2,800	m2	1.88	5,268.48
12	Heavy duty polythene sheet	1,020	m2	0.26	269.89
13	Compressible filler board	355	m2	0.44	156.56
14	Fosbar PVC rear guard water stop	350	m	1.50	524.79
15	Bonding agent	350	m	3.60	1,260.53
16	Accessories such as water stop, cover plates, mastic etc.	1	lot		4500.00
	TOTAL FOR STRUCTURAL WORKS				**1,018,118.23**

PROPOSED OFFICE BUILDING DEVELOPMENT
20 Kabar Aye Pagoda Road

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
	SCHEDULE OF QUANTITIES				
	ARCHITECTURAL WORKS				
1	Cement	1.05	Ton	1,800.00	1,881.00
2	White Cement	1,202	kg	1.80	2,163.60
3	Lime	1,540	kg	1.80	2,772.00
4	Re-bar	735	kg	1.50	1,102.50
5	X' met (65mm wide)	25,643	m	0.03	829.29
6	Concrete block 400 x 200 x 150mm	96,162	No.	0.36	34,618.32
7	Putty	745	kg	0.37	273.79
8	Emulsion Paint to Walls	10,016	Ltrs	0.74	7,361.76
9	Emulsion Paint to Plaster & Cement board Ceilings	5,026	Ltrs	0.74	3,693.74
10	Roller	120	No	0.38	45.86
11	Glass Wall	450	m2	45.00	20,250.00
12	Low-iron low-E double glazed unitized curtain wall system	7,959	m2	90.00	716,310.00
13	PVDF finished extruded aluminium façade system	861	m2	36.00	30,996.00
14	PVDF finished aluminium façade screen	1,932	m2	34.40	66,460.80
15	Stone cladding with steel supporting frame	220	m2	28.80	6,336.00
16	Glass balustrade	60	m2	48.00	2,880.00
17	Sikalastic - 560 Membrane	5,223	m2	1.17	6,100.46
18	Insulation	1,474	m2	0.29	424.51
19	Precast Concrete Tile	1,050	m2	1.52	1,596.00
20	Laminated safety clear glass canopy	140	m2	51.20	7,168.00
21	Aluminium trellis	250	m2	36.00	9,000.00
22	Non Slip Nosing	1,642	m	0.48	788.16
23	Paint Skirting	421	m	0.48	202.08
24	Galvanized mild steel for railing	9,072	kg	0.20	1,814.40
25	Single Timber Door	57	No	40.00	2,280.00
26	Double Timber Door	14	No	72.00	1,008.00
27	Single Glass Door	5	No	67.20	336.00
28	Double Steel Door	1	No	132.52	132.52
29	Single Steel Door	89	No	48.00	4,272.00
30	Double Steel Door	35	No	80.00	2,800.00
31	Timber Door Frame	416	m	0.80	332.80
32	Steel Door Frame	738	m	1.12	826.56
33	Door hinge	630	No	1.36	856.80
34	Door Lock	195	No	15.20	2,964.00
35	Door stop	180	No	0.80	144.00
36	Door closer	241	No	4.00	964.00
37	Master key	1	lot	240.00	240.00
38	Poyurethane resin flooring	7,200	m2	2.00	14,400.00
39	Homogeneous tile	1,129	m2	4.00	4,516.00
40	Natural stone flooring	3,094	m2	18.92	58,538.48

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
41	Tile skirting	2,200	m	1.04	2,288.00
42	Gypsum Board ceiling	8,922	m2	2.87	25,606.14
43	Acoustic ceiling with exposed grid	12,590	m2	4.00	50,360.00
44	Aluminium baffle ceiling	1,096	m2	12.48	13,678.08
45	Calcium silicate board ceiling	1,129	m2	2.96	3,341.84
46	Light weight natural stone panel	2,754	m2	16.00	44,064.00
47	Gondala	1	No.		47,250.00
48	Water closet with flush valve	98	No.	48.00	4,704.00
49	Urinal with flash valve and sensor	42	No.	56.00	2,352.00
50	Basin	126	No.	16.00	2,016.00
51	Faucet to basin	126	No.	24.00	3,024.00
52	Shower fitting	14	No.	56.00	784.00
53	Soap dispenser	70	No.	8.00	560.00
54	Mirror	56	No.	16.00	896.00
55	Tissue holder	98	No.	4.48	439.04
56	Hand drier	56	No.	45.60	2,553.60
57	Rinsing spray	98	No.	4.80	470.40
58	Hook	98	No.	0.80	78.40
59	Toilet cubicle	84	No.	72.00	6,048.00
60	Pantry sink and faucet	14	No.	40.00	560.00
61	Floor drain	140	No.	4.80	672.00
62	Counter	56	No.	80.00	4,480.00
63	Column guards	180	No.	2.40	432.00
64	Wheel stopper	130	No.	4.48	582.40
65	Speed reducing bump	12	No.	40.00	480.00
66	Access panels, cat ladders, metal grating, etc.	1	lot	3,200.00	3,200.00
	Exterior Signage				
67	Pylon Sign	3	No.	4,500.00	13,500.00
68	Rooftop ID Sign	1	No.	9,800.00	9,800.00
69	In/Out Sign	2	No.	300.00	600.00
70	Height Limit Sign (Parking Entrance)	1	No.	480.00	480.00
71	Vehicular Directional Sign Type A (Exterior)	6	No.	380.00	2,280.00
	Interior Signage - Level B2 Parking				
72	Floor ID Type A (Parking Lift Lobby)	1	No.	62.00	62.00
73	Floor ID Type B (Fire Staircase and BOH)	8	No.	8.50	68.00
74	Fire Escape Plan (Basement Levels Only)	1	No.	8.00	8.00
75	Room ID Sign Type D (BOH and Parking Level)	30	No.	7.00	210.00
76	Vehicular Directional Sign Type B (Parking)	8	No.	182.50	1,460.00
77	Vehicular Directional Sign Type C (Parking-UP/DOWN)	4	No.	17.25	69.00
78	Column Number	15	No.	27.25	408.75
79	Parking Regulations Sign	1	No.	27.75	27.75
	Interior Signage - Level B1 Parking				
80	Floor ID Type A (Parking Lift Lobby)	1	No.	62.00	62.00
81	Floor ID Type B (Fire Staircase and BOH)	8	No.	8.50	68.00
82	Fire Escape Plan (Basement and Parking Levels Only)	1	No.	8.00	8.00
83	Room ID Sign Type D (BOH and Parking Level)	10	No.	7.00	70.00
84	Vehicular Directional Sign Type B (Parking)	8	No.	182.50	1,460.00
85	Vehicular Directional Sign Type C (Parking-UP/DOWN)	4	No.	17.25	69.00
86	Column Number	15	No.	27.25	408.75
87	Parking Regulations Sign	1	No.	27.75	27.75
	Interior Signage - Level GF				
88	Floor ID Type A (Parking Lift Lobby)	1	No.	62.00	62.00

89	Floor ID Type B (Fire Staircase and BOH)	8	No.	8.50	68.00
90	Fire Escape Plan (Basement and Parking Levels Only)	1	No.	8.00	8.00
91	Directional Sign Type A (Typical)	5	No.	87.00	435.00
92	Directional Sign Type C (F&B)	2	No.	420.00	840.00
93	Room ID Sign Type A (Typical)	5	No.	23.00	115.00
94	Room ID Sign Type B (Restroom)	2	No.	23.00	46.00
95	Room ID Sign Type C (Stairs and Fireman Lift)	4	No.	23.00	92.00
96	Room ID Sign Type D (BOH and Parking Level)	15	No.	7.00	105.00
97	Vehicular Directional Sign Type B (Parking)	8	No.	182.50	1,460.00
98	Vehicular Directional Sign Type C (Parking-UP/DOWN)	4	No.	17.25	69.00
	Interior Signage - Level 1-4 Parking				
99	Floor ID Type A (Parking Lift Lobby)	4	No.	62.00	248.00
100	Floor ID Type B (Fire Staircase and BOH)	32	No.	8.50	272.00
101	Fire Escape Plan	4	No.	8.00	32.00
102	Directional Sign Type A (Typical)	20	No.	87.00	1,740.00
103	Room ID Sign Type A (Typical)	20	No.	23.00	460.00
104	Room ID Sign Type C (Stairs and Fireman Lift)	64	No.	23.00	1,472.00
105	Room ID Sign Type D (BOH and Parking Level)	60	No.	7.00	420.00
106	Vehicular Directional Sign Type B (Parking)	32	No.	182.50	5,840.00
107	Vehicular Directional Sign Type C (Parking-UP/DOWN)	32	No.	17.25	552.00
108	Column Number	36	No.	27.25	981.00
109	Parking Regulations Sign	8	No.	27.75	222.00
	Interior Signage - Level 5 - 17				
110	Floor ID Type B (Fire Staircase and BOH)	39	No.	8.50	331.50
111	Directory Sign Type B (Office Lift Lobby)	13	No.	77.00	1,001.00
112	Directional Sign Type B (Office Corridor)	26	No.	35.00	910.00
113	Room ID Sign Type A (Typical)	104	No.	23.00	2,392.00
114	Room ID Sign Type B (Restroom)	39	No.	23.00	897.00
115	Room ID Sign Type C (Stairs and Fireman Lift)	26	No.	23.00	598.00
	Roof Garden Signage				
116	Floor ID Type B (Fire Staircase and BOH)	3	No.	8.50	25.50
	TOTAL FOR ARCHITECTURAL WORKS				**1,293,440.34**

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
	SCHEDULE OF QUANTITIES				
	M&E WORKS				
1	**Electrical and communication system**				
1.1	***Switch gear***				
1	Air insulated switchgear (modular type)	1	set	26,000.00	26,000.00
2	XLPE 70 sq.mm	40	m	23.40	936.00
3	IMC Ø 100mm	36	m	6.50	234.00
4	Pull box, fitting, hanger support and accessories	1	lot	2,080.00	2,080.00
1.2	**Transformer and generator set**				
1	Dry type transformer 1250KVA	2	set	14,300.00	28,600.00
2	Generator 1250kVA (Prime) w/fuel tank, etc.	2	set	62,400.00	124,800.00
1.3	**Main distribution board**				
1	MDB	2	set	10,920.00	21,840.00
2	EMDB	2	set	7,800.00	15,600.00
3	Capacitor Bank	2	set	10,400.00	20,800.00
4	Auto voltage regulator, 1000 kVA	2	set	23,400.00	46,800.00
5	ATS panel, 2000 A	2	set	3,120.00	6,240.00
6	UPS, 30 kVA	1	set	5,200.00	5,200.00
1.4	**Distribution board and panel board**				
1	Distribution board	22	set	910.00	20,020.00
2	Panel board	51	set	572.00	29,172.00
3	Dual kWh meter	43	set	31.20	1,341.60
4	Hanger support and accessories	1	lot	1,300.00	1,300.00
1.5	**Al busduct**				
1	Al busduct 2000A	150	m	156.00	23,400.00
2	Flanged end	12	ea	156.00	1,872.00
3	Elbow	16	ea	130.00	2,080.00
4	Al busduct 1250A	79	m	91.00	7,189.00
5	Flanged end	1	ea	104.00	104.00
6	Elbow	2	ea	98.80	197.60
7	Al busduct 800A	176	m	65.00	11,440.00
8	Flanged end	3	ea	72.80	218.40
9	Elbow	6	ea	67.60	405.60
10	Plug-in 160A	14	ea	260.00	3,640.00
11	Plug-in 100A	14	ea	234.00	3,276.00
12	Hanger support and accessories	1	lot	2,600.00	2,600.00

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
1.6	**Cable and raceways**				
	Cable				
1	IEC 01 300 sq.mm	1,584	m	11.96	18,944.64
2	IEC 01 240 sq.mm	851	m	9.36	7,965.36
3	IEC 01 185 sq.mm	458	m	7.02	3,215.16
4	IEC 01 150 sq.mm	1,056	m	5.72	6,040.32
5	IEC 01 120 sq.mm	1,206	m	4.94	5,957.64
6	IEC 01 95 sq.mm	114	m	3.90	444.60
7	IEC 01 70 sq.mm	177	m	3.38	598.26
8	IEC 01 50 sq.mm	79	m	2.60	205.40
9	IEC 01 25 sq.mm	394	m	1.30	512.20
10	IEC 01 16 sq.mm	235	m	1.04	244.40
11	IEC 01 4 sq.mm	88	m	0.52	45.76
12	IEC 01 2.5 sq.mm	158,586	m	0.26	41,232.36
13	FR 120 sq.mm	70	m	7.02	491.40
14	FR 50 sq.mm	1,109	m	2.60	2,883.40
15	FR 25 sq.mm	845	m	1.56	1,318.20
16	FR 2.5 sq.mm	1,040	m	0.52	540.80
	Raceways				
17	Wireway 300 x 100 mm (epoxy powder paint)	780	m	9.36	7,300.80
18	IMC Ø 100 mm	770	m	6.76	5,205.20
19	IMC Ø 80 mm	108	m	5.98	645.84
20	IMC Ø 65 mm	163	m	3.38	550.94
21	EMT Ø 50 mm	288	m	2.60	748.80
22	EMT Ø 32mm	222	m	1.82	404.04
23	EMT Ø 15mm	16,242	m	0.78	12,668.76
24	Flexible conduit Ø 15mm	3,854	m	0.26	1,002.04
25	Pull box, fitting support and accessories	1	lot	2,080.00	2,080.00
1.7	**Lighting fixtures**				
1	Downlight luminature 50 W	30	no.	13.00	390.00
2	Downlight luminature 26 W	404	no.	7.28	2,941.12
3	Fluorescent 1x18w	344	no.	9.36	3,219.84
4	Fluorescent 2x18w	2,142	no.	31.20	66,830.40
5	Self contain emergency light	168	no.	27.04	4,542.72
6	Fire exit sign	84	lot	15.60	1,310.40
7	Hanger support and accessories	1	lot	2,600.00	2,600.00
8	Facade Lighting	1	lot	5,000.00	5,000.00
9	Landscape Lighting	1	lot	2,600.00	2,600.00
1.8	**Switch and outlets**				
1	Switch 1 way	584	ea	2.60	1,518.40
2	Simplex receptacle	410	ea	2.60	1,066.00
3	Duplex receptacle	1,500	ea	5.20	7,800.00
4	Junction box and accessories	1	lot	1,300.00	1,300.00
1.9	**Telephone and data system**				
1	MDF	1	set	780.00	780.00
2	PABX	1	set	4,420.00	4,420.00
3	SDF	14	set	13.00	182.00
4	Server and computer rack	2	set	325.00	650.00

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
5	Telephone outlet	420	ea	3.12	1,310.40
6	Computer outlet	450	ea	3.12	1,404.00
7	Wifi device	20	ea	65.00	1,300.00
8	UPS	1	ea	130.00	130.00
	Wiring and raceways				
9	Wireway 300 x 100 mm (epoxy powder paint)	72	m	9.36	673.92
10	Wireway 100 x 100 mm (epoxy powder paint)	728	m	7.28	5,299.84
11	30 pair - 0.65mm TPEV	518	m	2.86	1,481.48
12	20 pair UTP CAT6	518	m	2.60	1,346.80
13	4c - 0.65mm TIEV	7,560	m	0.52	3,931.20
14	UTP CAT6	5,600	lot	0.26	1,456.00
15	EMT Ø 25mm	84	m	0.78	65.52
16	EMT Ø 20mm	112	m	0.78	87.36
17	EMT Ø 15mm	2,800	m	0.78	2,184.00
18	Pull box, fitting support and accessories	1	m	910.00	910.00
1.1	**Fire alarm system**				
1	Fire alarm control panel w/battery back up	1	set	4,800.00	4,800.00
2	Graphic annunciator panel	1	set	832.00	832.00
3	Fire alarm PC workstation and printer	1	set	442.00	442.00
4	Automatic Voltage Stabilizer	1	ea	130.00	130.00
5	UPS	1	ea	156.00	156.00
6	Smoke detector (addressable type)	287	ea	23.40	6,715.80
7	Alarm bell	4	ea	10.40	41.60
8	Fire alarm speaker	94	ea	19.76	1,857.44
9	Fire alarm manual station (addressable type)	84	ea	28.08	2,358.72
10	Fire alarm telephone handset	60	ea	13.00	780.00
	Wiring and raceways				
11	2C - 1.5 sq.mm twisted pair w/shield FRC	3,444	m	1.30	4,477.20
12	FR 2C-1.5 sq.mm	960	m	1.04	998.40
13	FR 2C-2.5 sq.mm	1,960	m	1.30	2,548.00
14	THW 2C - 1.5 sq.mm	1,008	m	0.26	262.08
15	IMC Ø 20 mm	2,244	m	0.78	1,750.32
16	IMC Ø 15 mm	840	m	0.78	655.20
17	EMT Ø 15 mm	3,710	m	0.78	2,893.80
18	Flexible conduit Ø 15mm	1,200	m	0.26	312.00
	Pull box, fitting support and accessories	1	lot	2,080.00	2,080.00
1.11	**Lightning protection and grounding system**				
1	Ground bar	6	set	31.20	187.20
2	Ground test box	9	set	24.96	224.64
3	Copper clad steel ground rod 5/8" x 10'	90	ea	15.60	1,404.00
4	Inspection box	9	set	19.76	177.84
	Wiring and raceways				
5	Copper tape 25x3 mm	860	m	4.16	3,577.60
6	Bare copper 90 sq.mm	180	m	3.38	608.40
7	IEC Ø 95 sq.mm	40	m	3.90	156.00
8	IEC Ø 50 sq.mm	246	m	2.60	639.60
9	IEC Ø 35 sq.mm	92	m	1.82	167.44
10	IMC Ø 32 mm	40	m	1.82	72.80
11	IMP Ø 25 mm	338	m	0.78	263.64
12	Fitting support and accessories	1	lot	1,300.00	1,300.00
13	Exothermic welding	1	lot	520.00	520.00

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
1.12	**MATV system**				
1	Satellite dish	1	set	124.80	124.80
2	Head end and receiver	1	set	546.00	546.00
3	Amplifier	4	ea	62.40	249.60
4	4 Way Splitter	39	ea	10.40	405.60
5	2 Way Splitter	2	ea	10.40	20.80
6	4 Way Tap Off	102	ea	10.40	1,060.80
7	Automatic Voltage Stabilizer	1	ea	130.00	130.00
8	TV outlet	20	ea	3.12	62.40
9	Set top box	30	set	31.20	936.00
10	Support and accessories	1	lot	780.00	780.00
	Wiring and raceways				
11	RG 11	265	m	0.52	137.80
12	RG 6	600	m	0.26	156.00
13	IMC Ø 65 mm	31	m	3.38	104.78
14	EMT Ø 20mm	160	m	0.78	124.80
15	EMT Ø 15mm	360	m	0.78	280.80
16	Pull box, fitting support and accessories	1	lot	78.00	78.00
1.13	**CCTV and security system**				
1	Network video recorder w/battery back up	1	set	5,460.00	5,460.00
2	LCD monitor	4	set	104.00	416.00
3	PC work station and CCTV console desk	1	set	561.60	561.60
4	Security Rack	3	set	249.60	748.80
5	Remote monitor	1	set	65.00	65.00
6	UPS	4	ea	156.00	624.00
7	Fixed weatherproof IP color CCD camera	12	ea	156.00	1,872.00
8	Fixed dome color CCD camera	120	ea	130.00	15,600.00
9	Fixed dome IP color CCD camera	3	ea	145.60	436.80
10	Support and accessories	1	lot	1,300.00	1,300.00
	Wiring and raceways				
11	Wireway 300 x 100 mm (epoxy powder paint)	72	m	9.36	673.92
12	Fiber optic 6C 50/125µ (multi mode)	140	m	1.56	218.40
13	UTP CAT 6	5,280	m	0.26	1,372.80
14	IMC Ø 20mm	1,680	m	0.78	1,310.40
15	HDPE Ø 32mm	408	m	1.04	424.32
16	UPVC Ø 25mm	130	m	0.26	33.80
17	Pull box, fitting support and accessories	1	lot	260.00	260.00
1.14	**Public address system**				
1	Main sound rack	1	set	3,900.00	3,900.00
2	Sound terminal box	6	set	29.12	174.72
3	Recessed ceiling speaker	60	ea	16.64	998.40
4	Volume control	6	ea	15.60	93.60
5	Automatic Voltage Stabilizer	1	ea	130.00	130.00
6	Support and accessories	1	lot	520.00	520.00
	Wiring and raceways				
7	2.5 sq.mm VTF	3,000	m	0.52	1,560.00
8	4 sq.mm VTF	576	m	1.05	604.80
9	EMT Ø 20mm	180	m	0.78	140.40
10	EMT Ø 5mm	1,296	m	0.78	1,010.88
11	Pull box, fitting support and accessories	1	lot	260.00	260.00

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
1.15	**Access control system**				
1	Access control center	1	set	2,912.00	2,912.00
2	PC workstation, software I/O point	1	set	572.00	572.00
3	Security processing unit w/turnstile	1	set	2,080.00	2,080.00
4	Door Processing Unit (DPU)	7	set	187.20	1,310.40
5	Elevator access controler (EAC)	1	set	421.20	421.20
6	Card Reader	13	set	31.20	405.60
7	Magnetic door contact	61	set	54.60	3,330.60
8	Exit push buttom	7	set	3.90	27.30
9	UPS	1	ea	156.00	156.00
10	Support and accessories	1	lot	780.00	780.00
	Wiring and raceways				
11	Twisted pair w/shield	3,640	m	1.04	3,785.60
12	IMC Ø 15mm	840	m	0.78	655.20
13	Pull box, fitting support and accessories	1	lot	260.00	260.00
1.16	**Lighting control system**				
1	PC workstation	1	set	572.00	572.00
2	Master controller, software interfacing unit w/monitor	1	set	3,326.46	3,326.46
3	Lighting control panel	5	set	499.20	2,496.00
4	Local multi switch	2	set	130.00	260.00
5	UPS	1	ea	156.00	156.00
6	Automatic Voltage Stabilizer	1	ea	130.00	130.00
7	Support and accessories	1	lot	520.00	520.00
	Wiring and raceways				
8	THW 2.5 sq.mm	3,960	m	0.26	1,029.60
9	UTP CAT 6	2,000	m	0.26	520.00
10	EMT Ø 15mm	3,250	m	0.78	2,535.00
11	Pull box, fitting support and accessories	1	lot	260.00	260.00
1.17	**Fire barrier, testing and miscellaneous**				
1	Fire barrier, testing and miscellaneous	1	lot	2,600.00	2,600.00
2	**Sanitary and fire protection system**				
2.1	***Cold water system***				
	Pipe : PPR 80 PN 10				
1	Ø 20 mm	1,657	m	1.04	1,723.28
2	Ø 25 mm	963	m	1.56	1,502.28
3	Ø 32 mm	1,032	m	2.34	2,414.88
4	Ø 50 mm	202	m	3.64	735.28
5	Ø 80 mm	213	m	6.24	1,329.12
6	Fitting	1	lot	780.00	780.00
7	Hanger and support	1	lot	520.00	520.00
8	Valve and accessories	1	lot	1,560.00	1,560.00
9	Cold water transfer pump, 30 m3/hr	2	set	2,080.00	4,160.00
10	Booster pump, 10 m3/hr	2	set	910.00	1,820.00
11	4" tube well	2	set	2,080.00	4,160.00
12	Tube well pump	2	set	1,560.00	3,120.00
13	Electrical work	1	lot	7,280.00	7,280.00

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
2.2	**Hot water system**				
	Pipe : PPR 80 PN 20				
1	Ø 20 mm	33	m	1.56	51.48
2	Ø 25 mm	99	m	2.08	205.92
3	Fitting	1	lot	52.00	52.00
4	Hanger and support	1	lot	26.00	26.00
5	Valve and accessories	1	lot	52.00	52.00
6	Water heater, 150 liter	15	set	104.00	1,560.00
2.3	**Soil and waste system**				
	Cast iron pipe ASTMA 74-75 hubless type				
1	Ø 32 mm	330	m	2.86	943.80
2	Ø 50 mm	55	m	4.16	228.80
3	Ø 80 mm	86	m	5.98	514.28
4	Ø 100 mm	814	m	7.28	5,925.92
5	Ø 150 mm	125	m	11.96	1,495.00
6	Fitting	1	lot	1,300.00	1,300.00
7	Hanger and support	1	lot	780.00	780.00
8	Clean out, floor drain and accessories	1	lot	1,950.00	1,950.00
2.4	**Vent system**				
	Galvanized steel pipe class M				
1	Ø 40 mm	889	m	3.12	2,773.68
2	Ø 100 mm	263	m	7.54	1,983.02
3	Fitting	1	lot	650.00	650.00
4	Hanger and support	1	lot	520.00	520.00
5	Vent through roof	1	lot	260.00	260.00
2.5	**Rain leader system**				
	Galvanized steel pipe class M				
1	Ø 80 mm	44	m	5.72	251.68
2	Ø 100 mm	519	m	7.54	3,913.26
3	Ø 150 mm	143	m	12.48	1,784.64
4	Fitting	1	lot	1,300.00	1,300.00
5	Hanger and support	1	lot	780.00	780.00
6	Siphonage roof drain	20	set	31.20	624.00
7	Drainage pump 8 m3/hr	10	set	858.00	8,580.00
8	Electrical work	1	lot	2,600.00	2,600.00
2.6	**Fire protection system**				
	Black steel pipe sch.40 seam				
1	Ø 25 mm	9,236	m	1.56	14,408.16
2	Ø 32 mm	1,588	m	1.82	2,890.16
3	Ø 40 mm	612	m	2.60	1,591.20
4	Ø 50 mm	189	m	3.64	687.96
5	Ø 65 mm	306	m	5.72	1,750.32
6	Ø 80 mm	292	m	8.32	2,429.44
7	Ø 100 mm	66	m	9.88	652.08
8	Ø 150 mm	856	m	16.64	14,243.84
9	Fitting	1	lot	2,500.00	2,500.00
10	Hanger and support	1	lot	2,000.00	2,000.00
11	Valve and accessories	1	lot	4,000.00	4,000.00
12	Upright sprinkler head	402	set	5.20	2,090.40

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
13	Pendant sprinkler head	2,182	set	5.20	11,346.40
14	Hose reel	48	set	169.00	8,112.00
15	Hose reel tank 3m3	1	set	260.00	260.00
16	Landing valve w/standby hosse	42	set	31.20	1,310.40
17	Private hydrant	2	set	143.00	286.00
18	4 way breeching inlet	1	set	156.00	156.00
19	Sprinkler pump, 189 m3/hr	2	set	6,000.00	12,000.00
20	Jockey pump for sprinkler, 4.5 m3/hr	1	set	1,170.00	1,170.00
21	Wet riser and private hydrant pump, 205 m3/hr	2	set	6,700.00	13,400.00
22	Jocking pump for wet riser and hydrant, 4.5 m3/hr	1	set	1,170.00	1,170.00
23	Diesel engine	1	set	11,000.00	11,000.00
24	Hose reel pump	2	set	910.00	1,820.00
25	Electrical work	1	lot	10,400.00	10,400.00
2.7	**Fire suppression system**				
1	Fire suppression system	1	lot	7,800.00	7,800.00
2.8	**Water treatment system**				
1	Raw water feed pump, 15m3/hr	2	set	1,040.00	2,080.00
2	Back wash pump, 30m3/hr	1	set	1,560.00	1,560.00
3	Multi media filter tank 15m3/hr	1	set	2,210.00	2,210.00
4	Carbon filter tank 15m3/hr	1	set	1,560.00	1,560.00
5	De-iron filter tank 15m3/hr	1	set	4,160.00	4,160.00
6	Mechanical mixer	1	set	520.00	520.00
7	Chlorine feed pump 20L/hr	1	set	390.00	390.00
8	Air compressor 200L/min	1	set	780.00	780.00
9	Piping work	1	lot	1,560.00	1,560.00
10	Accessories	1	lot	1,300.00	1,300.00
11	Electrical work	1	lot	2,600.00	2,600.00
2.9	**Waste water treatment system**				
1	Ejector pump, 10m3/hr	2	set	1,430.00	2,860.00
2	Ejector pump, 1.5 KgO2/hr	2	set	1,196.00	2,392.00
3	Ejector pump, 0.7m3/hr	1	set	520.00	520.00
4	Equalization pump, 3.5m3/hr	2	set	832.00	1,664.00
5	Slidge pump, 1.7m3/hr	2	set	676.00	1,352.00
6	Effluert pump, 3.5m3/hr	2	set	988.00	1,976.00
7	Piping work	1	lot	1,820.00	1,820.00
8	Accessories	1	lot	2,600.00	2,600.00
9	Electrical work	1	lot	3,900.00	3,900.00
3	**Mechanical ventilation & air condition system**				
1	Water cooled chiller	4	set	12,000.00	48,000.00
	Water pump				
2	Primary chilled water pump, 45.4 L/S	4	set	1,950.00	7,800.00
3	Secondary chilled water pump, 133 L/S	2	set	4,290.00	8,580.00
4	Secondary chilled water pump, 7.69 L/S	2	set	3,120.00	6,240.00
5	Condense water pump, 56.7 L/s	4	set	2,340.00	9,360.00
6	Cooling tower	2	set	7,800.00	15,600.00
	AHU & FCU				

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
7	PAHU	15	set	390.00	5,850.00
8	DX unit for server room	1	set	260.00	260.00
9	Chill water FCU 2.4 kW	19	set	234.00	4,446.00
10	Chill water FCU 4.7 kW	490	set	286.00	140,140.00
11	Chill water FCU 5.9 kW	22	set	325.00	7,150.00
	Black steel pipe sch.40 seamed				
12	Ø 25 mm	2,514	m	1.56	3,921.84
13	Ø 32 mm	1,834	m	1.82	3,337.88
14	Ø 40 mm	1,311	m	2.60	3,408.60
15	Ø 50 mm	26	m	3.64	94.64
16	Ø 63 mm	840	m	5.72	4,804.80
17	Ø 80 mm	784	m	8.32	6,522.88
18	Ø 100 mm	110	m	9.88	1,086.80
19	Ø 125 mm	5	m	13.78	68.90
20	Ø 150 mm	106	m	16.64	1,763.84
21	Ø 200 mm	97	m	24.70	2,395.90
	Insulation				
22	Ø 25 mm	2,519	m	1.56	3,929.64
23	Ø 32 mm	1,834	m	1.82	3,337.88
24	Ø 40 mm	1,311	m	2.08	2,726.88
25	Ø 50 mm	26	m	2.60	67.60
26	Ø 63 mm	840	m	3.38	2,839.20
27	Ø 80 mm	789	m	4.42	3,487.38
28	Ø 100 mm	110	m	5.72	629.20
29	Ø 125 mm	5	m	7.28	36.40
30	Ø 150 mm	106	m	10.40	1,102.40
31	Ø 200 mm	97	m	12.48	1,210.56
	Galvanized steel class M				
32	Ø 20 mm	1,157	m	1.56	1,804.92
33	Ø 25 mm	209	m	1.82	380.38
34	Ø 32 mm	356	m	2.60	925.60
35	Ø 40 mm	185	m	3.12	577.20
36	Ø 50 mm	174	m	3.64	633.36
37	Ø 80 mm	277	m	5.72	1,584.44
	Insulation				
38	Ø 20 mm	1,157	m	1.56	1,804.92
39	Ø 25 mm	209	m	1.82	380.38
40	Ø 32 mm	356	m	5.72	2,036.32
41	Ø 40 mm	185	m	3.12	577.20
42	Ø 50 mm	174	m	3.64	633.36
43	Ø 80 mm	277	m	5.72	1,584.44
44	Valves and accessories	1	lot	8,000.00	8,000.00
45	Pressurized fan	4	set	728.00	2,912.00
46	TEAF (181 - 278 L/S)	36	set	130.00	4,680.00
47	Exhaust fan	14	set	26.00	364.00
48	Exhaust fan (5555 L/S)	8	set	1,040.00	8,320.00
49	Exhaust fan (1000 ~ 1805 L/S)	5	set	364.00	1,820.00
50	Exhaust fan (56, 153 ~ 472 L/S)	29	set	182.00	5,278.00
51	Galvanized steel sheet # 24	3,719	m2	5.72	21,272.68
52	Galvanized steel sheet # 22	301	m2	6.76	2,034.76
53	Hanger and support	1	lot	1,000.00	1,000.00
54	Diffuser and grill	250	No.	14.30	3,575.00
55	Damper and accessories	1	lot	2,600.00	2,600.00

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
56	Building management system	1	lot	50,000.00	50,000.00
57	Electrical work	1	lot	25,000.00	25,000.00
4	**Lifts**				
1	Passenger lift	4	No.	10,000.00	40,000.00
2	Carpark lift	2	No.	15,000.00	30,000.00
	TOTAL FOR M&E WORKS				**1,537,290.28**

PROPOSED OFFICE BUILDING DEVELOPMENT
20 Kabar Aye Pagoda Road

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
	SCHEDULE OF QUANTITIES				
	INTERIOR FITOUT & FF&E				
	Fit out and millwork				
1	Reception lobby	1	lot		10,000.00
2	Management office	1	lot		3,750.00
	Furnishing, furniture and equipment (FF&E)				
3	Reception Furniture, fittings and fixtures	1	lot		25,000.00
4	Specialist light	1	lot		15,000.00
	TOTAL FOR INTERIOR FITOUT & FF&E				**53,750.00**

PROPOSED OFFICE BUILDING DEVELOPMENT
20 Kabar Aye Pagoda Road

ITEM	DESCRIPTION	QTY	UNIT	LOCAL Labour/ Material/ Transport Unit Rate USD	LOCAL Labour/ Material/ Transport Amount USD
	SCHEDULE OF QUANTITIES				
	EXTERNAL WORKS & LANDSCAPING				
1	Ready mixed Cement	22	m3	18.00	396.00
2	Cement	695	kg	1.80	1251.00
3	White cement	20	kg	1.80	36.00
4	Re-bar	4	Ton	150.00	600.00
5	Binding Wire	40	kg	0.22	8.74
6	Nails & Spikes	14	kg	0.15	2.06
7	Granite	300	m2	20.00	6000.00
8	Ceramic tile	250	m2	4.00	1000.00
9	Emulsion paint	80	lit	0.74	58.80
10	Putty	8	kg	0.37	2.94
11	Floor hardener (liquid)	2,200	kg	2.35	5179.74
12	Access Gate	1	No.	700.00	700.00
13	Drains, gutters, manholes, etc.	1	lot	2,000.00	2000.00
	TOTAL FOR EXTERNAL WORKS & LANDSCAPING				**17,235.27**

Proposed Investment in The Republic Of The Union Of Myanmar
Capital Expenditure

(US$)

Item	Reference	CAPEX	Useful life	Depreciation %	Cost percentage				Import	Local	Others (Professional, consultancy, insurance, contingency & etc.)	Total	Estimated cost	Estimated depreciation/ month	Estimated depreciation/ quarter	Estimated depreciation/ year
1		**Building**														
		Building - Total	**37**	**3%**	**60.67%**				**$ 11,104,583**	**$ 5,874,537**	**$ 15,493,852**	**$ 32,472,973**	**$ 32,472,973**	**$ -**	**$ -**	**$ -**
		Structural Works	37	3%					$ 3,980,179	$ 1,288,439		$ 5,268,618				
		Architectural Works	37	3%					6,686,886	1,294,897		$ 7,981,782				
		External Works & Landscaping	37	3%					67,519	25,417		$ 92,936				
		General Contractors Preliminaries	37	3%					370,000	1,066,380		$ 1,436,380				
		General Contractors Overheads	37	3%						2,199,404		$ 2,199,404				
2		**Fitting & furniture - Total**	**10**	**10%**	**1.22%**				**215,000**	**53,750**		**$ 268,750**	**$ 268,750**	**$ 2,239.58**	**$ 6,719**	**$ 26,875**
		Interior Fitout and FF&E	10	10%												
		Reception lobby	10	10%												
		Management office	10	10%												
		Reception Furniture, fittings and fixtures	10	10%												
		Specialist light	10	10%												
3		**Plant & machinery - Total**	**10**	**10%**	**38.11%**				**$ 6,689,314**	**$ 1,466,046**		**$ 8,155,360**	**$ 8,155,360**	**$ 67,961.33**	**$ 203,884**	**$ 815,536**
	1	**Electrical and communication system**	10	10%												
	1.1	Switch gear	10	10%												
	1.2	Transformer and generator set	10	10%												
	1.3	Main distribution board	10	10%												
	1.4	Distribution board and panel board	10	10%												
	1.5	Al busduct	10	10%												
	1.6	Cable and raceways	10	10%												
	1.7	Lighting fixtures	10	10%												
	1.8	Switch and outlets	10	10%												
		Fire alarm system	10	10%												
		Lightning protection and grounding system	10	10%												
		Public address system	10	10%												
	1.15	Access control system	10	10%												
	1.16	Lighting control system	10	10%												
	1.17	Fire barrier, testing and miscellaneous	10	10%												
	2	Sanitary and fire protection system	10	10%												
	3	Mechanical ventilation & air condition system	10	10%												
	4	Lifts	10	10%												
	4.1	Passenger lift	10	10%			4	No.									
	4.2	Carpark lift	10	10%			2	No.									
4		**IT and telecommunication**	**3**	**33%**					**$ 179,817**	**$ 46,752**	**$ -**	**$ 226,569**	**$ 226,569**	**$ 6,293.60**	**$ 18,880.79**	**$ 75,523.14**
	1.9	Telephone and data system	3	33%					$ 39,140	$ 10,176		$ 49,316				
	1.12	MATV system	3	33%					$ 19,993	$ 5,198		$ 25,191				
	1.13	CCTV and security system	3	33%					$ 120,684	$ 31,378		$ 152,062				
5		**Motor vehicle**	**5**	**20%**					**$ 316,000**	**$ 7,200**		**$ 323,200**	**$ 323,200**	**$ 5,386.67**	**$ 16,160**	**$ 64,640**
		Pickup Truck - Ford Ranger	5	20%		1	No.	$ 49,000	$ 49,000			$ 49,000				
		Vehicle for developer - Ford Everest	5	20%		3	No.	$ 89,000	$ 267,000	$ 7,200		$ 274,200				
		Total CAPEX						**$ -**	**$ 18,504,714**	**$ 7,448,286**	**$ 15,493,852**	**$ 41,446,852**	**$ 41,446,852**	**$ 81,881**	**$ 245,644**	**$ 982,574**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

REVENUE

Occupancy Rate @ 85%

(US$)

	Year	Description	Inflation @ 5%	RENTAL INCOME										
				Without inflation					With inflation					
				Rental Income	Service Income	Total Revenue	5% Commercial Tax	Accumulated Revenue (NET)	Rental Income	Service Income	Total Revenue	Accumulated Revenue	5% Commercial Tax	Accumulated Revenue (NET)
1	2017	Construction period												
2	2018	Construction period												
3	2019	Construction period and occupation permit processing												
4	2020	Beginning of operation	1.000	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 5,953,691	$ 5,697,312	$ 569,731	$ 6,267,043	$ 6,267,043	$ (313,352)	$ 5,953,691
5	2021		1.050	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 11,907,382	$ 5,982,178	$ 598,218	$ 6,580,395	$ 12,847,439	$ (329,020)	$ 12,205,067
6	2022		1.103	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 17,861,073	$ 6,281,286	$ 628,129	$ 6,909,415	$ 19,756,854	$ (345,471)	$ 18,769,011
7	2023		1.158	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 23,814,764	$ 6,595,351	$ 659,535	$ 7,254,886	$ 27,011,740	$ (362,744)	$ 25,661,153
8	2024		1.216	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 29,768,455	$ 6,925,118	$ 692,512	$ 7,617,630	$ 34,629,370	$ (380,882)	$ 32,897,901
9	2025		1.276	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 35,722,146	$ 7,271,374	$ 727,137	$ 7,998,512	$ 42,627,881	$ (399,926)	$ 40,496,487
10	2026		1.340	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 41,675,837	$ 7,634,943	$ 763,494	$ 8,398,437	$ 51,026,319	$ (419,922)	$ 48,475,003
11	2027		1.407	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 47,629,528	$ 8,016,690	$ 801,669	$ 8,818,359	$ 59,844,678	$ (440,918)	$ 56,852,444
12	2028		1.477	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 53,583,219	$ 8,417,525	$ 841,752	$ 9,259,277	$ 69,103,955	$ (462,964)	$ 65,648,757
13	2029		1.551	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 59,536,910	$ 8,838,401	$ 883,840	$ 9,722,241	$ 78,826,196	$ (486,112)	$ 74,884,886
14	2030		1.629	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 65,490,601	$ 9,280,321	$ 928,032	$ 10,208,353	$ 89,034,549	$ (510,418)	$ 84,582,821
15	2031		1.710	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 71,444,292	$ 9,744,337	$ 974,434	$ 10,718,771	$ 99,753,320	$ (535,939)	$ 94,765,654
16	2032		1.796	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 77,397,984	$ 10,231,554	$ 1,023,155	$ 11,254,709	$ 111,008,029	$ (562,735)	$ 105,457,627
17	2033		1.886	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 83,351,675	$ 10,743,131	$ 1,074,313	$ 11,817,445	$ 122,825,473	$ (590,872)	$ 116,684,200
18	2034		1.980	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 89,305,366	$ 11,280,288	$ 1,128,029	$ 12,408,317	$ 135,233,790	$ (620,416)	$ 128,472,101
19	2035		2.079	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 95,259,057	$ 11,844,302	$ 1,184,430	$ 13,028,733	$ 148,262,523	$ (651,437)	$ 140,849,397
20	2036		2.183	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 101,212,748	$ 12,436,518	$ 1,243,652	$ 13,680,169	$ 161,942,692	$ (684,008)	$ 153,845,558
21	2037		2.292	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 107,166,439	$ 13,058,343	$ 1,305,834	$ 14,364,178	$ 176,306,870	$ (718,209)	$ 167,491,527
22	2038		2.407	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 113,120,130	$ 13,711,261	$ 1,371,126	$ 15,082,387	$ 191,389,257	$ (754,119)	$ 181,819,794
23	2039		2.527	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 119,073,821	$ 14,396,824	$ 1,439,682	$ 15,836,506	$ 207,225,763	$ (791,825)	$ 196,864,475
24	2040		2.653	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 125,027,512	$ 15,116,665	$ 1,511,666	$ 16,628,331	$ 223,854,094	$ (831,417)	$ 212,661,389
25	2041		2.786	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 130,981,203	$ 15,872,498	$ 1,587,250	$ 17,459,748	$ 241,313,842	$ (872,987)	$ 229,248,150
26	2042		2.925	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 136,934,894	$ 16,666,123	$ 1,666,612	$ 18,332,735	$ 259,646,577	$ (916,637)	$ 246,664,248
27	2043		3.072	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 142,888,585	$ 17,499,429	$ 1,749,943	$ 19,249,372	$ 278,895,949	$ (962,469)	$ 264,951,152
28	2044		3.225	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 148,842,276	$ 18,374,401	$ 1,837,440	$ 20,211,841	$ 299,107,790	$ (1,010,592)	$ 284,152,401
29	2045		3.386	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 154,795,967	$ 19,293,121	$ 1,929,312	$ 21,222,433	$ 320,330,223	$ (1,061,122)	$ 304,313,712
30	2046		3.556	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 160,749,658	$ 20,257,777	$ 2,025,778	$ 22,283,554	$ 342,613,777	$ (1,114,178)	$ 325,483,088

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

REVENUE

Occupancy Rate @ 85%

(US$)

	Year	Description	Inflation @ 5%	RENTAL INCOME										
				Without inflation					With inflation					
				Rental Income	Service Income	Total Revenue	5% Commercial Tax	Accumulated Revenue (NET)	Rental Income	Service Income	Total Revenue	Accumulated Revenue	5% Commercial Tax	Accumulated Revenue (NET)
31	2047		3.733	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 166,703,349	$ 21,270,666	$ 2,127,067	$ 23,397,732	$ 366,011,509	$ (1,169,887)	$ 347,710,934
32	2048		3.920	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 172,657,040	$ 22,334,199	$ 2,233,420	$ 24,567,619	$ 390,579,128	$ (1,228,381)	$ 371,050,171
33	2049		4.116	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 178,610,731	$ 23,450,909	$ 2,345,091	$ 25,796,000	$ 416,375,127	$ (1,289,800)	$ 395,556,371
34	2050		4.322	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 184,564,422	$ 24,623,454	$ 2,462,345	$ 27,085,800	$ 443,460,927	$ (1,354,290)	$ 421,287,881
35	2051		4.538	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 190,518,113	$ 25,854,627	$ 2,585,463	$ 28,440,090	$ 471,901,017	$ (1,422,004)	$ 448,305,966
36	2052		4.765	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 196,471,804	$ 27,147,358	$ 2,714,736	$ 29,862,094	$ 501,763,111	$ (1,493,105)	$ 476,674,955
37	2053		5.003	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 202,425,495	$ 28,504,726	$ 2,850,473	$ 31,355,199	$ 533,118,309	$ (1,567,760)	$ 506,462,394
38	2054		5.253	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 208,379,186	$ 29,929,962	$ 2,992,996	$ 32,922,959	$ 566,041,268	$ (1,646,148)	$ 537,739,205
39	2055		5.516	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 214,332,877	$ 31,426,461	$ 3,142,646	$ 34,569,107	$ 600,610,375	$ (1,728,455)	$ 570,579,856
40	2056		5.792	$ 5,697,312	$ 569,731	$ 6,267,043	$ (313,352)	$ 220,286,568	$ 32,997,784	$ 3,299,778	$ 36,297,562	$ 636,907,937	$ (1,814,878)	$ 605,062,540
		Total		**$ 210,800,544**	**$ 21,080,054**	**$ 231,880,598**	**$ (11,594,030)**		**$ 579,007,215**	**$ 57,900,722**	**$ 636,907,937**		**$ (31,845,397)**	
		ANNUAL REVENUE									**$ 17,213,728**			

Explanation:

a) Rental income = Net leasable area x $4 per sq. ft. x no. of months x occupancy rate x inflation rate = 138,800 sq. ft. x $4 x 12 x 85% x 5%

b) Service income= 10% of rental income.

c) Net leasable area 139,640 Sq-ft 12,972 Sq-m

d) CFA 249,411 Sq-ft 23,171 Sq-m

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED INCOME STATEMENT

Year	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028
Rental income	$ 579,007,215	$ 5,697,312	$ 5,982,178	$ 6,281,286	$ 6,595,351	$ 6,925,118	$ 7,271,374	$ 7,634,943	$ 8,016,690	$ 8,417,525
Service income	$ 57,900,722	$ 569,731	$ 598,218	$ 628,129	$ 659,535	$ 692,512	$ 727,137	$ 763,494	$ 801,669	$ 841,752
Less: Commercial tax (5%)	$ (31,845,397)	$ (313,352)	$ (329,020)	$ (345,471)	$ (362,744)	$ (380,882)	$ (399,926)	$ (419,922)	$ (440,918)	$ (462,964)
Total income	$ 605,062,540	$ 5,953,691	$ 6,251,376	$ 6,563,944	$ 6,892,142	$ 7,236,749	$ 7,598,586	$ 7,978,515	$ 8,377,441	$ 8,796,313
Less: Lease expense	$ (34,133,048)	$ (630,000)	$ (630,000)	$ (693,000)	$ (693,000)	$ (693,000)	$ (693,000)	$ (693,000)	$ (762,300)	$ (762,300)
Stamp duty	$ (36,901)	$ (36,901)								
Gross operating profit	$ 570,892,592	$ 5,286,790	$ 5,621,376	$ 5,870,944	$ 6,199,142	$ 6,543,749	$ 6,905,586	$ 7,285,515	$ 7,615,141	$ 8,034,013
Operating expenses	$ (56,637,272)	$ (557,299)	$ (585,164)	$ (614,422)	$ (645,143)	$ (677,401)	$ (711,271)	$ (746,834)	$ (784,176)	$ (823,385)
Payroll and related expenses	$ (45,540,472)	$ (448,109)	$ (470,514)	$ (494,040)	$ (518,742)	$ (544,679)	$ (571,913)	$ (600,509)	$ (630,534)	$ (662,061)
Property tax	$ (28,487,947)	$ (263,108)	$ (278,107)	$ (290,169)	$ (306,705)	$ (324,067)	$ (342,297)	$ (361,439)	$ (377,484)	$ (398,588)
Insurance	$ (14,800,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)
Repair and maintenance	$ (11,580,144)	$ (113,946)	$ (119,644)	$ (125,626)	$ (131,907)	$ (138,502)	$ (145,427)	$ (152,699)	$ (160,334)	$ (168,350)
General administrative expense	$ (2,722,029)	$ (24,010)	$ (27,728)	$ (29,115)	$ (30,570)	$ (32,099)	$ (33,704)	$ (35,389)	$ (37,159)	$ (39,016)
Total expense	$ (159,767,864)	$ (1,806,473)	$ (1,881,157)	$ (1,953,372)	$ (2,033,068)	$ (2,116,748)	$ (2,204,612)	$ (2,296,870)	$ (2,389,687)	$ (2,491,401)
EBITDA	$ 411,124,728	$ 3,480,318	$ 3,740,219	$ 3,917,572	$ 4,166,074	$ 4,427,001	$ 4,700,974	$ 4,988,645	$ 5,225,455	$ 5,542,613
Depreciation and amortisation	$ (46,886,539)	$ (2,404,191)	$ (2,404,191)	$ (2,404,191)	$ (2,328,668)	$ (2,328,668)	$ (2,264,028)	$ (2,264,028)	$ (2,264,028)	$ (2,264,028)
EBIT	$ 364,238,189	$ 1,076,127	$ 1,336,028	$ 1,513,382	$ 1,837,406	$ 2,098,333	$ 2,436,946	$ 2,724,618	$ 2,961,427	$ 3,278,585
Interest Expense	$ (5,456,555)	$ (1,420,874)	$ (1,182,899)	$ (944,925)	$ (706,950)	$ (468,976)	$ (265,329)	$ (198,992)	$ (144,098)	$ (89,203)
Financing fees	$ (75,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ -	$ -	$ -	$ -
Net profit before tax	$ 358,706,634	$ (359,747)	$ 138,129	$ 553,457	$ 1,115,456	$ 1,614,357	$ 2,171,617	$ 2,525,626	$ 2,817,329	$ 3,189,382
Corporate tax (25%)	$ (88,911,245)	$ -	$ -	$ -	$ -	$ -	$ (542,904)	$ (631,406)	$ (704,332)	$ (797,345)
Net profit after tax	$ 269,795,388	$ (359,747)	$ 138,129	$ 553,457	$ 1,115,456	$ 1,614,357	$ 1,628,713	$ 1,894,219	$ 2,112,997	$ 2,392,036
CSR expense	$ (5,403,103)	$ -	$ (2,763)	$ (11,069)	$ (22,309)	$ (32,287)	$ (32,574)	$ (37,884)	$ (42,260)	$ (47,841)

Tax holiday 5 years from 2020 to 2024

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The U

PROJECTED INCOME STATEMENT

Year	Total	2029	2030	2031	2032	2033	2034	2035	2036	2037
Rental income	$ 579,007,215	$ 8,838,401	$ 9,280,321	$ 9,744,337	$ 10,231,554	$ 10,743,131	$ 11,280,288	$ 11,844,302	$ 12,436,518	$ 13,058,343
Service income	$ 57,900,722	$ 883,840	$ 928,032	$ 974,434	$ 1,023,155	$ 1,074,313	$ 1,128,029	$ 1,184,430	$ 1,243,652	$ 1,305,834
Less: Commercial tax (5%)	$ (31,845,397)	$ (486,112)	$ (510,418)	$ (535,939)	$ (562,735)	$ (590,872)	$ (620,416)	$ (651,437)	$ (684,008)	$ (718,209)
Total income	$ 605,062,540	$ 9,236,129	$ 9,697,935	$ 10,182,832	$ 10,691,974	$ 11,226,572	$ 11,787,901	$ 12,377,296	$ 12,996,161	$ 13,645,969
Less: Lease expense	$ (34,133,048)	$ (762,300)	$ (762,300)	$ (762,300)	$ (838,530)	$ (838,530)	$ (838,530)	$ (838,530)	$ (838,530)	$ (922,383)
Stamp duty	$ (36,901)									
Gross operating profit	$ 570,892,592	$ 8,473,829	$ 8,935,635	$ 9,420,532	$ 9,853,444	$ 10,388,042	$ 10,949,371	$ 11,538,766	$ 12,157,631	$ 12,723,586
Operating expenses	$ (56,637,272)	$ (864,554)	$ (907,782)	$ (953,171)	$ (1,000,829)	$ (1,050,871)	$ (1,103,414)	$ (1,158,585)	$ (1,216,514)	$ (1,277,340)
Payroll and related expenses	$ (45,540,472)	$ (695,164)	$ (729,922)	$ (766,418)	$ (804,739)	$ (844,976)	$ (887,225)	$ (931,586)	$ (978,165)	$ (1,027,074)
Property tax	$ (28,487,947)	$ (420,747)	$ (444,014)	$ (468,445)	$ (489,637)	$ (516,572)	$ (544,853)	$ (574,549)	$ (605,729)	$ (633,562)
Insurance	$ (14,800,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)
Repair and maintenance	$ (11,580,144)	$ (176,768)	$ (185,606)	$ (194,887)	$ (204,631)	$ (214,863)	$ (225,606)	$ (236,886)	$ (248,730)	$ (261,167)
General administrative expense	$ (2,722,029)	$ (40,967)	$ (43,016)	$ (45,166)	$ (47,425)	$ (49,796)	$ (52,286)	$ (54,900)	$ (57,645)	$ (60,527)
Total expense	$ (159,767,864)	$ (2,598,200)	$ (2,710,340)	$ (2,828,087)	$ (2,947,261)	$ (3,077,077)	$ (3,213,384)	$ (3,356,506)	$ (3,506,784)	$ (3,659,670)
EBITDA	$ 411,124,728	$ 5,875,629	$ 6,225,295	$ 6,592,445	$ 6,906,182	$ 7,310,965	$ 7,735,987	$ 8,182,260	$ 8,650,847	$ 9,063,916
Depreciation and amortisation	$ (46,886,539)	$ (2,264,028)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)
EBIT	$ 364,238,189	$ 3,611,601	$ 5,347,647	$ 5,714,797	$ 6,028,534	$ 6,433,317	$ 6,858,339	$ 7,304,612	$ 7,773,199	$ 8,186,268
Interest Expense	$ (5,456,555)	$ (34,309)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Financing fees	$ (75,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net profit before tax	$ 358,706,634	$ 3,577,292	$ 5,347,647	$ 5,714,797	$ 6,028,534	$ 6,433,317	$ 6,858,339	$ 7,304,612	$ 7,773,199	$ 8,186,268
Corporate tax (25%)	$ (88,911,245)	$ (894,323)	$ (1,336,912)	$ (1,428,699)	$ (1,507,134)	$ (1,608,329)	$ (1,714,585)	$ (1,826,153)	$ (1,943,300)	$ (2,046,567)
Net profit after tax	$ 269,795,388	$ 2,682,969	$ 4,010,735	$ 4,286,098	$ 4,521,401	$ 4,824,988	$ 5,143,754	$ 5,478,459	$ 5,829,899	$ 6,139,701
CSR expense	$ (5,403,103)	$ (53,659)	$ (80,215)	$ (85,722)	$ (90,428)	$ (96,500)	$ (102,875)	$ (109,569)	$ (116,598)	$ (122,794)

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The U

PROJECTED INCOME STATEMENT

Year	Total	2038	2039	2040	2041	2042	2043	2044	2045	2046
Rental income	$ 579,007,215	$ 13,711,261	$ 14,396,824	$ 15,116,665	$ 15,872,498	$ 16,666,123	$ 17,499,429	$ 18,374,401	$ 19,293,121	$ 20,257,777
Service income	$ 57,900,722	$ 1,371,126	$ 1,439,682	$ 1,511,666	$ 1,587,250	$ 1,666,612	$ 1,749,943	$ 1,837,440	$ 1,929,312	$ 2,025,778
Less: Commercial tax (5%)	$ (31,845,397)	$ (754,119)	$ (791,825)	$ (831,417)	$ (872,987)	$ (916,637)	$ (962,469)	$ (1,010,592)	$ (1,061,122)	$ (1,114,178)
Total income	$ 605,062,540	$ 14,328,267	$ 15,044,681	$ 15,796,915	$ 16,586,761	$ 17,416,099	$ 18,286,903	$ 19,201,249	$ 20,161,311	$ 21,169,377
Less: Lease expense	$ (34,133,048)	$ (922,383)	$ (922,383)	$ (922,383)	$ (922,383)	$ (1,014,621)	$ (1,014,621)	$ (1,014,621)	$ (1,014,621)	$ (1,014,621)
Stamp duty	$ (36,901)									
Gross operating profit	$ 570,892,592	$ 13,405,884	$ 14,122,298	$ 14,874,532	$ 15,664,378	$ 16,401,477	$ 17,272,282	$ 18,186,627	$ 19,146,690	$ 20,154,755
Operating expenses	$ (56,637,272)	$ (1,341,207)	$ (1,408,267)	$ (1,478,680)	$ (1,552,614)	$ (1,630,245)	$ (1,711,757)	$ (1,797,345)	$ (1,887,213)	$ (1,981,573)
Payroll and related expenses	$ (45,540,472)	$ (1,078,427)	$ (1,132,349)	$ (1,188,966)	$ (1,248,415)	$ (1,310,835)	$ (1,376,377)	$ (1,445,196)	$ (1,517,456)	$ (1,593,329)
Property tax	$ (28,487,947)	$ (667,938)	$ (704,033)	$ (741,933)	$ (781,728)	$ (818,116)	$ (861,990)	$ (908,057)	$ (956,427)	$ (1,007,217)
Insurance	$ (14,800,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)
Repair and maintenance	$ (11,580,144)	$ (274,225)	$ (287,936)	$ (302,333)	$ (317,450)	$ (333,322)	$ (349,989)	$ (367,488)	$ (385,862)	$ (405,156)
General administrative expense	$ (2,722,029)	$ (63,554)	$ (66,731)	$ (70,068)	$ (73,571)	$ (77,250)	$ (81,112)	$ (85,168)	$ (89,427)	$ (93,898)
Total expense	$ (159,767,864)	$ (3,825,352)	$ (3,999,317)	$ (4,181,981)	$ (4,373,778)	$ (4,569,769)	$ (4,781,225)	$ (5,003,254)	$ (5,236,385)	$ (5,481,172)
EBITDA	$ 411,124,728	$ 9,580,533	$ 10,122,981	$ 10,692,551	$ 11,290,599	$ 11,831,708	$ 12,491,057	$ 13,183,373	$ 13,910,305	$ 14,673,584
Depreciation and amortisation	$ (46,886,539)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)
EBIT	$ 364,238,189	$ 8,702,885	$ 9,245,333	$ 9,814,903	$ 10,412,952	$ 10,954,060	$ 11,613,409	$ 12,305,725	$ 13,032,657	$ 13,795,936
Interest Expense	$ (5,456,555)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Financing fees	$ (75,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net profit before tax	$ 358,706,634	$ 8,702,885	$ 9,245,333	$ 9,814,903	$ 10,412,952	$ 10,954,060	$ 11,613,409	$ 12,305,725	$ 13,032,657	$ 13,795,936
Corporate tax (25%)	$ (88,911,245)	$ (2,175,721)	$ (2,311,333)	$ (2,453,726)	$ (2,603,238)	$ (2,738,515)	$ (2,903,352)	$ (3,076,431)	$ (3,258,164)	$ (3,448,984)
Net profit after tax	$ 269,795,388	$ 6,527,164	$ 6,933,999	$ 7,361,177	$ 7,809,714	$ 8,215,545	$ 8,710,057	$ 9,229,294	$ 9,774,493	$ 10,346,952
CSR expense	$ (5,403,103)	$ (130,543)	$ (138,680)	$ (147,224)	$ (156,194)	$ (164,311)	$ (174,201)	$ (184,586)	$ (195,490)	$ (206,939)

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The U

PROJECTED INCOME STATEMENT

Year	Total	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Rental income	$ 579,007,215	$ 21,270,666	$ 22,334,199	$ 23,450,909	$ 24,623,454	$ 25,854,627	$ 27,147,358	$ 28,504,726	$ 29,929,962	$ 31,426,461	$ 32,997,784
Service income	$ 57,900,722	$ 2,127,067	$ 2,233,420	$ 2,345,091	$ 2,462,345	$ 2,585,463	$ 2,714,736	$ 2,850,473	$ 2,992,996	$ 3,142,646	$ 3,299,778
Less: Commercial tax (5%)	$ (31,845,397)	$ (1,169,887)	$ (1,228,381)	$ (1,289,800)	$ (1,354,290)	$ (1,422,004)	$ (1,493,105)	$ (1,567,760)	$ (1,646,148)	$ (1,728,455)	$ (1,814,878)
Total income	$ 605,062,540	$ 22,227,845	$ 23,339,238	$ 24,506,200	$ 25,731,510	$ 27,018,085	$ 28,368,989	$ 29,787,439	$ 31,276,811	$ 32,840,651	$ 34,482,684
Less: Lease expense	$ (34,133,048)	$ (1,116,083)	$ (1,116,083)	$ (1,116,083)	$ (1,116,083)	$ (1,116,083)	$ (1,227,692)	$ (1,227,692)	$ (1,227,692)	$ (1,227,692)	$ (1,227,692)
Stamp duty	$ (36,901)										
Gross operating profit	$ 570,892,592	$ 21,111,762	$ 22,223,154	$ 23,390,116	$ 24,615,426	$ 25,902,002	$ 27,141,298	$ 28,559,747	$ 30,049,119	$ 31,612,959	$ 33,254,992
Operating expenses	$ (56,637,272)	$ (2,080,652)	$ (2,184,685)	$ (2,293,919)	$ (2,408,615)	$ (2,529,045)	$ (2,655,498)	$ (2,788,273)	$ (2,927,686)	$ (3,074,070)	$ (3,227,774)
Payroll and related expenses	$ (45,540,472)	$ (1,672,995)	$ (1,756,645)	$ (1,844,477)	$ (1,936,701)	$ (2,033,536)	$ (2,135,213)	$ (2,241,973)	$ (2,354,072)	$ (2,471,775)	$ (2,595,364)
Property tax	$ (28,487,947)	$ (1,054,610)	$ (1,110,605)	$ (1,169,399)	$ (1,231,134)	$ (1,295,955)	$ (1,357,488)	$ (1,428,954)	$ (1,503,993)	$ (1,582,783)	$ (1,665,513)
Insurance	$ (14,800,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)	$ (400,000)
Repair and maintenance	$ (11,580,144)	$ (425,413)	$ (446,684)	$ (469,018)	$ (492,469)	$ (517,093)	$ (542,947)	$ (570,095)	$ (598,599)	$ (628,529)	$ (659,956)
General administrative expense	$ (2,722,029)	$ (98,593)	$ (103,522)	$ (108,698)	$ (114,133)	$ (119,840)	$ (125,832)	$ (132,124)	$ (138,730)	$ (186,307)	$ (152,950)
Total expense	$ (159,767,864)	$ (5,732,263)	$ (6,002,140)	$ (6,285,512)	$ (6,583,052)	$ (6,895,469)	$ (7,216,978)	$ (7,561,418)	$ (7,923,080)	$ (8,343,466)	$ (8,701,557)
EBITDA	$ 411,124,728	$ 15,379,499	$ 16,221,014	$ 17,104,604	$ 18,032,374	$ 19,006,533	$ 19,924,320	$ 20,998,329	$ 22,126,039	$ 23,269,494	$ 24,553,435
Depreciation and amortisation	$ (46,886,539)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)	$ (877,648)
EBIT	$ 364,238,189	$ 14,501,852	$ 15,343,366	$ 16,226,956	$ 17,154,726	$ 18,128,885	$ 19,046,672	$ 20,120,681	$ 21,248,391	$ 22,391,846	$ 23,675,787
Interest Expense	$ (5,456,555)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Financing fees	$ (75,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net profit before tax	$ 358,706,634	$ 14,501,852	$ 15,343,366	$ 16,226,956	$ 17,154,726	$ 18,128,885	$ 19,046,672	$ 20,120,681	$ 21,248,391	$ 22,391,846	$ 23,675,787
Corporate tax (25%)	$ (88,911,245)	$ (3,625,463)	$ (3,835,842)	$ (4,056,739)	$ (4,288,682)	$ (4,532,221)	$ (4,761,668)	$ (5,030,170)	$ (5,312,098)	$ (5,597,961)	$ (5,918,947)
Net profit after tax	$ 269,795,388	$ 10,876,389	$ 11,507,525	$ 12,170,217	$ 12,866,045	$ 13,596,664	$ 14,285,004	$ 15,090,511	$ 15,936,293	$ 16,793,884	$ 17,756,840
CSR expense	$ (5,403,103)	$ (217,528)	$ (230,150)	$ (243,404)	$ (257,321)	$ (271,933)	$ (285,700)	$ (301,810)	$ (318,726)	$ (335,878)	$ (355,137)

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED CASH FLOW STATEMENT

Year	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Cash flow from operating activities :											
Profit before tax	$ 180,884,143	$ -	$ -	$ -	$ (359,747)	$ 138,129	$ 553,457	$ 1,115,456	$ 1,614,357	$ 1,085,808	$ 1,262,813
Adjustments for :											
Depreciation of property, plant and equipment	$ 46,886,539	$ -	$ -	$ -	$ 2,404,191	$ 2,404,191	$ 2,404,191	$ 2,328,668	$ 2,328,668	$ 2,264,028	$ 2,264,028
Interest expense	$ 5,381,555				$ 1,405,874	$ 1,167,899	$ 929,925	$ 691,950	$ 453,976	$ 265,329	$ 198,992
Operating cash flows before changes in working capi	$ 233,152,237	$ -	$ -	$ -	$ 3,450,318	$ 3,710,219	$ 3,887,572	$ 4,136,074	$ 4,397,001	$ 3,615,165	$ 3,725,833
Changes in working capital											
(Increase)/ decrease in trade and other receivables	$ 10,889,269	$ -	$ -	$ -	$ 1,880,113	$ 94,006	$ 98,706	$ 103,641	$ 108,823	$ 114,264	$ 119,978
(Increase)/ decrease in pre-paid lease	$ (1,260,000)	$ (630,000)	$ (630,000)	$ 1,260,000	$ (630,000)	$ (630,000)	$ 2,772,000	$ (693,000)	$ (693,000)	$ (693,000)	$ (693,000)
Increase/ (decrease) in trade payables	$ (968,332)	$ -	$ -	$ -	$ (167,190)	$ (8,359)	$ (8,777)	$ (9,216)	$ (9,677)	$ (10,161)	$ (10,669)
Increase/ (decrease) in other payables and accruals	$ -	$ -	$ (1,504,548)	$ 755,912	$ 735,944	$ 1,225,383	$ 1,651,364	$ (2,864,056)	$ -	$ -	$ -
Cash flows from operations	**$ 241,813,174**	**$ (630,000)**	**$ (2,134,548)**	**$ 2,015,912**	**$ 5,269,185**	**$ 4,391,247**	**$ 8,400,865**	**$ 673,443**	**$ 3,803,147**	**$ 3,026,269**	**$ 3,142,141**
Interest paid	$ (5,381,555)	$ -	$ -	$ -	$ (1,405,874)	$ (1,167,899)	$ (929,925)	$ (691,950)	$ (453,976)	$ (265,329)	$ (198,992)
Income tax paid	$ (1,698,870)	$ -	$ -	$ -	$ 131,621	$ (136,628)	$ 196	$ 206	$ 216	$ (541,390)	$ 324,063
Net cash flows generated from operating activities	**$ 234,732,748**	**$ (630,000)**	**$ (2,134,548)**	**$ 2,015,912**	**$ 3,994,933**	**$ 3,086,720**	**$ 7,471,136**	**$ (18,301)**	**$ 3,349,387**	**$ 2,219,549**	**$ 3,267,212**
Investing activities :											
Purchase of property, plant and equipment	$ (41,446,852)	$ (14,640,958)	$ (17,589,707)	$ (9,216,187)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net cash generated from investing activities	**$ (41,446,852)**	**$ (14,640,958)**	**$ (17,589,707)**	**$ (9,216,187)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Cash flows from financing activities :											
Proceeds from issuance of share capital	$ 12,000,000	$ 2,000,000	$ 5,000,000	$ 5,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/ (decrease) in OPIC loan	$ -	$ 11,136,411	$ 8,589,707	$ 173,882	$ (3,184,000)	$ (3,184,000)	$ (3,184,000)	$ (3,184,000)	$ (3,184,000)	$ (3,184,000)	$ (796,000)
Increase/ (decrease) in DSRA	$ -	$ 1,000,000	$ 2,000,000	$ (2,000,000)	$ -	$ 1,000,000	$ (1,000,000)	$ 2,000,000	$ 1,000,000	$ 2,000,000	$ (2,000,000)
Increase/(decrease) in Shareholder's loan	$ -	$ 1,504,548	$ 4,000,000	$ 4,042,304	$ (954,685)	$ (954,685)	$ (954,685)	$ (954,685)	$ (954,685)	$ (954,685)	$ (954,685)
Dividend paid *(Notes)	$ (110,736,039)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net cash used in financing activities	**$ (98,736,039)**	**$ 15,640,958**	**$ 19,589,707**	**$ 7,216,187**	**$ (4,138,685)**	**$ (3,138,685)**	**$ (5,138,685)**	**$ (2,138,685)**	**$ (3,138,685)**	**$ (2,138,685)**	**$ (3,750,685)**
Net decrease in cash and cash equivalents	$ 94,549,857	$ 370,000	$ (134,548)	$ 15,912	$ (143,753)	$ (51,965)	$ 2,332,451	$ (2,156,987)	$ 210,702	$ 80,864	$ (483,473)
Cash and cash equivalents at beginning of the year	$ -	$ -	$ 370,000	$ 235,452	$ 251,364	$ 107,612	$ 55,647	$ 2,388,098	$ 231,111	$ 441,813	$ 522,677
Cash and cash equivalents at end of the year	**$ 94,549,857**	**$ 370,000**	**$ 235,452**	**$ 251,364**	**$ 107,612**	**$ 55,647**	**$ 2,388,098**	**$ 231,111**	**$ 441,813**	**$ 522,677**	**$ 39,204**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of My

PROJECTED CASH FLOW STATEMENT

Year	Total	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Cash flow from operating activities :											
Profit before tax	$ 180,884,143	$ 1,408,665	$ 1,594,691	$ 1,788,646	$ 2,673,824	$ 2,857,399	$ 3,014,267	$ 3,216,659	$ 3,429,170	$ 3,652,306	$ 3,886,600
Adjustments for :											
Depreciation of property, plant and equipment	$ 46,886,539	$ 2,264,028	$ 2,264,028	$ 2,264,028	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648
Interest expense	$ 5,381,555	$ 144,098	$ 89,203	$ 34,309	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating cash flows before changes in working capit	$ 233,152,237	$ 3,816,790	$ 3,947,922	$ 4,086,983	$ 3,551,472	$ 3,735,047	$ 3,891,915	$ 4,094,307	$ 4,306,818	$ 4,529,954	$ 4,764,248
Changes in working capital											
(Increase)/ decrease in trade and other receivables	$ 10,889,269	$ 125,977	$ 132,275	$ 138,889	$ 145,834	$ 153,125	$ 160,782	$ 168,821	$ 177,262	$ 186,125	$ 195,431
(Increase)/ decrease in pre-paid lease	$ (1,260,000)	$ 3,049,200	$ (762,300)	$ (762,300)	$ (762,300)	$ (762,300)	$ 3,354,120	$ (838,530)	$ (838,530)	$ (838,530)	$ (838,530)
Increase/ (decrease) in trade payables	$ (968,332)	$ (11,203)	$ (11,763)	$ (12,351)	$ (12,968)	$ (13,617)	$ (14,298)	$ (15,012)	$ (15,763)	$ (16,551)	$ (17,379)
Increase/ (decrease) in other payables and accruals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cash flows from operations	**$ 241,813,174**	**$ 6,980,764**	**$ 3,306,135**	**$ 3,451,221**	**$ 2,922,037**	**$ 3,112,255**	**$ 7,392,519**	**$ 3,409,585**	**$ 3,629,786**	**$ 3,860,998**	**$ 4,103,770**
Interest paid	$ (5,381,555)	$ (144,098)	$ (89,203)	$ (34,309)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Income tax paid	$ (1,698,870)	$ (5,870)	$ (38,056)	$ (26,942)	$ (368,794)	$ 241,745	$ (9,275)	$ (42,035)	$ (30,007)	$ (31,507)	$ (33,083)
Net cash flows generated from operating activities	**$ 234,732,748**	**$ 6,830,796**	**$ 3,178,875**	**$ 3,389,970**	**$ 2,553,243**	**$ 3,354,000**	**$ 7,383,244**	**$ 3,367,550**	**$ 3,599,779**	**$ 3,829,490**	**$ 4,070,687**
Investing activities :											
Purchase of property, plant and equipment	$ (41,446,852)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net cash generated from investing activities	**$ (41,446,852)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Cash flows from financing activities :											
Proceeds from issuance of share capital	$ 12,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/ (decrease) in OPIC loan	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/ (decrease) in DSRA	$ -	$ (4,000,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/(decrease) in Shareholder's loan	$ -	$ (954,685)	$ (954,685)	$ (954,685)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dividend paid *(Notes)	$ (110,736,039)	$ -	$ -	$ -	$ -	$ -	$ (2,005,368)	$ (2,143,049)	$ (2,260,700)	$ (2,412,494)	$ (2,571,877)
Net cash used in financing activities	**$ (98,736,039)**	**$ (4,954,685)**	**$ (954,685)**	**$ (954,685)**	**$ -**	**$ -**	**$ (2,005,368)**	**$ (2,143,049)**	**$ (2,260,700)**	**$ (2,412,494)**	**$ (2,571,877)**
Net decrease in cash and cash equivalents	$ 94,549,857	$ 1,876,111	$ 2,224,190	$ 2,435,285	$ 2,553,243	$ 3,354,000	$ 5,377,877	$ 1,224,501	$ 1,339,079	$ 1,416,996	$ 1,498,810
Cash and cash equivalents at beginning of the year	$ -	$ 39,204	$ 1,915,314	$ 4,139,504	$ 6,574,789	$ 9,128,031	$ 12,482,031	$ 17,859,908	$ 19,084,408	$ 20,423,487	$ 21,840,483
Cash and cash equivalents at end of the year	**$ 94,549,857**	**$ 1,915,314**	**$ 4,139,504**	**$ 6,574,789**	**$ 9,128,031**	**$ 12,482,031**	**$ 17,859,908**	**$ 19,084,408**	**$ 20,423,487**	**$ 21,840,483**	**$ 23,339,293**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of My

PROJECTED CASH FLOW STATEMENT

Year	Total	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Cash flow from operating activities :											
Profit before tax	$ 180,884,143	$ 4,093,134	$ 4,351,442	$ 4,622,666	$ 4,907,451	$ 5,206,476	$ 5,477,030	$ 5,806,705	$ 6,152,863	$ 6,516,329	$ 6,897,968
Adjustments for :											
Depreciation of property, plant and equipment	$ 46,886,539	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648
Interest expense	$ 5,381,555	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating cash flows before changes in working capit	$ 233,152,237	$ 4,970,782	$ 5,229,090	$ 5,500,314	$ 5,785,099	$ 6,084,124	$ 6,354,678	$ 6,684,352	$ 7,030,510	$ 7,393,976	$ 7,775,616
Changes in working capital											
(Increase)/ decrease in trade and other receivables	$ 10,889,269	$ 205,203	$ 215,463	$ 226,236	$ 237,548	$ 249,425	$ 261,896	$ 274,991	$ 288,741	$ 303,178	$ 318,336
(Increase)/ decrease in pre-paid lease	$ (1,260,000)	$ 3,689,532	$ (922,383)	$ (922,383)	$ (922,383)	$ (922,383)	$ 4,058,485	$ (1,014,621)	$ (1,014,621)	$ (1,014,621)	$ (1,014,621)
Increase/ (decrease) in trade payables	$ (968,332)	$ (18,248)	$ (19,160)	$ (20,118)	$ (21,124)	$ (22,180)	$ (23,289)	$ (24,454)	$ (25,676)	$ (26,960)	$ (28,308)
Increase/ (decrease) in other payables and accruals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cash flows from operations	**$ 241,813,174**	**$ 8,847,269**	**$ 4,503,010**	**$ 4,784,049**	**$ 5,079,140**	**$ 5,388,985**	**$ 10,651,770**	**$ 5,920,268**	**$ 6,278,953**	**$ 6,655,573**	**$ 7,051,023**
Interest paid	$ (5,381,555)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Income tax paid	$ (1,698,870)	$ (15,000)	$ (51,276)	$ (38,297)	$ (40,212)	$ (42,223)	$ (22,623)	$ (62,834)	$ (48,878)	$ (51,322)	$ (53,888)
Net cash flows generated from operating activities	**$ 234,732,748**	**$ 8,832,269**	**$ 4,451,733**	**$ 4,745,752**	**$ 5,038,928**	**$ 5,346,763**	**$ 10,629,147**	**$ 5,857,435**	**$ 6,230,075**	**$ 6,604,250**	**$ 6,997,134**
Investing activities :											
Purchase of property, plant and equipment	$ (41,446,852)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net cash generated from investing activities	**$ (41,446,852)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Cash flows from financing activities :											
Proceeds from issuance of share capital	$ 12,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/ (decrease) in OPIC loan	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/ (decrease) in DSRA	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/(decrease) in Shareholder's loan	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dividend paid *(Notes)	$ (110,736,039)	$ (2,739,230)	$ (2,914,950)	$ (3,069,850)	$ (3,263,582)	$ (3,467,000)	$ (3,680,589)	$ (3,904,857)	$ (4,107,773)	$ (4,355,028)	$ (4,614,647)
Net cash used in financing activities	**$ (98,736,039)**	**$ (2,739,230)**	**$ (2,914,950)**	**$ (3,069,850)**	**$ (3,263,582)**	**$ (3,467,000)**	**$ (3,680,589)**	**$ (3,904,857)**	**$ (4,107,773)**	**$ (4,355,028)**	**$ (4,614,647)**
Net decrease in cash and cash equivalents	$ 94,549,857	$ 6,093,039	$ 1,536,784	$ 1,675,901	$ 1,775,346	$ 1,879,763	$ 6,948,558	$ 1,952,578	$ 2,122,303	$ 2,249,222	$ 2,382,488
Cash and cash equivalents at beginning of the year	$ -	$ 23,339,293	$ 29,432,332	$ 30,969,116	$ 32,645,017	$ 34,420,363	$ 36,300,126	$ 43,248,684	$ 45,201,262	$ 47,323,565	$ 49,572,787
Cash and cash equivalents at end of the year	**$ 94,549,857**	**$ 29,432,332**	**$ 30,969,116**	**$ 32,645,017**	**$ 34,420,363**	**$ 36,300,126**	**$ 43,248,684**	**$ 45,201,262**	**$ 47,323,565**	**$ 49,572,787**	**$ 51,955,274**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of My

PROJECTED CASH FLOW STATEMENT

Year	Total	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Cash flow from operating activities :											
Profit before tax	$ 180,884,143	$ 7,250,926	$ 7,671,683	$ 8,113,478	$ 8,577,363	$ 9,064,442	$ 9,523,336	$ 10,060,341	$ 10,624,196	$ 11,195,923	$ 11,837,894
Adjustments for :											
Depreciation of property, plant and equipment	$ 46,886,539	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648	$ 877,648
Interest expense	$ 5,381,555	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating cash flows before changes in working capit	$ 233,152,237	$ 8,128,574	$ 8,549,331	$ 8,991,126	$ 9,455,011	$ 9,942,090	$ 10,400,984	$ 10,937,989	$ 11,501,844	$ 12,073,571	$ 12,715,541
Changes in working capital											
(Increase)/ decrease in trade and other receivables	$ 10,889,269	$ 334,253	$ 350,966	$ 368,514	$ 386,940	$ 406,287	$ 426,601	$ 447,931	$ 470,328	$ 493,844	$ 518,537
(Increase)/ decrease in pre-paid lease	$ (1,260,000)	$ 4,464,334	$ (1,116,083)	$ (1,116,083)	$ (1,116,083)	$ (1,116,083)	$ 4,910,767	$ (1,227,692)	$ (1,227,692)	$ (1,227,692)	$ (1,227,692)
Increase/ (decrease) in trade payables	$ (968,332)	$ (29,724)	$ (31,210)	$ (32,770)	$ (34,409)	$ (36,129)	$ (37,936)	$ (39,832)	$ (41,824)	$ (43,915)	$ (46,111)
Increase/ (decrease) in other payables and accruals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cash flows from operations	**$ 241,813,174**	**$ 12,897,437**	**$ 7,753,004**	**$ 8,210,787**	**$ 8,691,459**	**$ 9,196,165**	**$ 15,700,417**	**$ 10,118,396**	**$ 10,702,656**	**$ 11,295,808**	**$ 11,960,275**
Interest paid	$ (5,381,555)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Income tax paid	$ (1,698,870)	$ (32,701)	$ (77,323)	$ (62,382)	$ (65,502)	$ (68,777)	$ (45,946)	$ (95,529)	$ (79,618)	$ (73,438)	$ (105,559)
Net cash flows generated from operating activities	**$ 234,732,748**	**$ 12,864,736**	**$ 7,675,681**	**$ 8,148,404**	**$ 8,625,957**	**$ 9,127,388**	**$ 15,654,471**	**$ 10,022,867**	**$ 10,623,038**	**$ 11,222,370**	**$ 11,854,717**
Investing activities :											
Purchase of property, plant and equipment	$ (41,446,852)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net cash generated from investing activities	**$ (41,446,852)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Cash flows from financing activities :											
Proceeds from issuance of share capital	$ 12,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/ (decrease) in OPIC loan	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/ (decrease) in DSRA	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Increase/(decrease) in Shareholder's loan	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dividend paid *(Notes)	$ (110,736,039)	$ (4,887,246)	$ (5,173,476)	$ (5,438,194)	$ (5,753,762)	$ (6,085,109)	$ (6,433,022)	$ (6,798,332)	$ (7,142,502)	$ (7,545,255)	$ (7,968,147)
Net cash used in financing activities	**$ (98,736,039)**	**$ (4,887,246)**	**$ (5,173,476)**	**$ (5,438,194)**	**$ (5,753,762)**	**$ (6,085,109)**	**$ (6,433,022)**	**$ (6,798,332)**	**$ (7,142,502)**	**$ (7,545,255)**	**$ (7,968,147)**
Net decrease in cash and cash equivalents	$ 94,549,857	$ 7,977,490	$ 2,502,205	$ 2,710,210	$ 2,872,195	$ 3,042,279	$ 9,221,448	$ 3,224,535	$ 3,480,536	$ 3,677,115	$ 3,886,570
Cash and cash equivalents at beginning of the year	$ -	$ 51,955,274	$ 59,932,764	$ 62,434,969	$ 65,145,179	$ 68,017,374	$ 71,059,653	$ 80,281,101	$ 83,505,637	$ 86,986,173	$ 90,663,288
Cash and cash equivalents at end of the year	**$ 94,549,857**	**$ 59,932,764**	**$ 62,434,969**	**$ 65,145,179**	**$ 68,017,374**	**$ 71,059,653**	**$ 80,281,101**	**$ 83,505,637**	**$ 86,986,173**	**$ 90,663,288**	**$ 94,549,857**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED IRR **(US$)**

No	Year	EBIT	Corporate Income Tax	Depreciation & amortisation	Investment	Net Cash Flow	Cumulated Cash Flow	NPV @ 12%	NPV @ 14%	
1	2017	$ -		$ -	$ (14,640,958)	$ (14,640,958)	$ (14,640,958)	$ (13,072,284)	$ (12,842,946)	Construction periods and occupation permit processing
2	2018	$ -		$ -	$ (17,589,707)	$ (17,589,707)	$ (32,230,665)	$ (15,705,096)	$ (15,429,568)	
3	2019	$ -		$ -	$ (9,216,187)	$ (9,216,187)	$ (41,446,852)	$ (8,228,738)	$ (8,084,374)	
4	2020	$ 1,076,127	$ -	$ 2,404,191		$ 3,480,318	$ (37,966,534)	$ 3,107,427	$ 3,052,910	Tax holidays 5 years
5	2021	$ 1,336,028	$ -	$ 2,404,191		$ 3,740,219	$ (34,226,316)	$ 3,339,481	$ 3,280,894	
6	2022	$ 1,513,382	$ -	$ 2,404,191		$ 3,917,572	$ (30,308,743)	$ 3,497,832	$ 3,436,467	
7	2023	$ 1,837,406	$ -	$ 2,328,668		$ 4,166,074	$ (26,142,669)	$ 3,719,709	$ 3,654,451	
8	2024	$ 2,098,333	$ -	$ 2,328,668		$ 4,427,001	$ (21,715,669)	$ 3,952,679	$ 3,883,334	
9	2025	$ 2,436,946	$ 542,904	$ 2,264,028		$ 5,243,878	$ (16,471,791)	$ 4,682,034	$ 4,599,893	
10	2026	$ 2,724,618	$ 631,406	$ 2,264,028		$ 5,620,052	$ (10,851,739)	$ 5,017,903	$ 4,929,870	
11	2027	$ 2,961,427	$ 704,332	$ 2,264,028		$ 5,929,787	$ (4,921,952)	$ 5,294,453	$ 5,201,567	
12	2028	$ 3,278,585	$ 797,345	$ 2,264,028		$ 6,339,958	$ 1,418,006	$ 5,660,677	$ 5,561,367	
13	2029	$ 3,611,601	$ 894,323	$ 2,264,028		$ 6,769,951	$ 8,187,957	$ 6,044,600	$ 5,938,554	
14	2030	$ 5,347,647	$ 1,336,912	$ 877,648		$ 7,562,207	$ 15,750,164	$ 6,751,971	$ 6,633,515	
15	2031	$ 5,714,797	$ 1,428,699	$ 877,648		$ 8,021,145	$ 23,771,309	$ 7,161,736	$ 7,036,092	
16	2032	$ 6,028,534	$ 1,507,134	$ 877,648		$ 8,413,316	$ 32,184,625	$ 7,511,889	$ 7,380,102	
17	2033	$ 6,433,317	$ 1,608,329	$ 877,648		$ 8,919,294	$ 41,103,919	$ 7,963,656	$ 7,823,942	
18	2034	$ 6,858,339	$ 1,714,585	$ 877,648		$ 9,450,572	$ 50,554,491	$ 8,438,011	$ 8,289,975	
19	2035	$ 7,304,612	$ 1,826,153	$ 877,648		$ 10,008,413	$ 60,562,905	$ 8,936,083	$ 8,779,310	
20	2036	$ 7,773,199	$ 1,943,300	$ 877,648		$ 10,594,147	$ 71,157,052	$ 9,459,060	$ 9,293,111	
21	2037	$ 8,186,268	$ 2,046,567	$ 877,648		$ 11,110,483	$ 82,267,534	$ 9,920,074	$ 9,746,037	
22	2038	$ 8,702,885	$ 2,175,721	$ 877,648		$ 11,756,254	$ 94,023,788	$ 10,496,655	$ 10,312,503	
23	2039	$ 9,245,333	$ 2,311,333	$ 877,648		$ 12,434,314	$ 106,458,102	$ 11,102,066	$ 10,907,293	
24	2040	$ 9,814,903	$ 2,453,726	$ 877,648		$ 13,146,276	$ 119,604,378	$ 11,737,747	$ 11,531,821	
25	2041	$ 10,412,952	$ 2,603,238	$ 877,648		$ 13,893,837	$ 133,498,216	$ 12,405,212	$ 12,187,577	

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED IRR (US$)

No	Year	EBIT	Corporate Income Tax	Depreciation & amortisation	Investment	Net Cash Flow	Cumulated Cash Flow	NPV @ 12%	NPV @ 14%
26	2042	$ 10,954,060	$ 2,738,515	$ 877,648		$ 14,570,223	$ 148,068,439	$ 13,009,128	$ 12,780,898
27	2043	$ 11,613,409	$ 2,903,352	$ 877,648		$ 15,394,409	$ 163,462,848	$ 13,745,008	$ 13,503,868
28	2044	$ 12,305,725	$ 3,076,431	$ 877,648		$ 16,259,804	$ 179,722,653	$ 14,517,682	$ 14,262,986
29	2045	$ 13,032,657	$ 3,258,164	$ 877,648		$ 17,168,469	$ 196,891,122	$ 15,328,990	$ 15,060,061
30	2046	$ 13,795,936	$ 3,448,984	$ 877,648		$ 18,122,567	$ 215,013,689	$ 16,180,864	$ 15,896,989
31	2047	$ 14,501,852	$ 3,625,463	$ 877,648		$ 19,004,962	$ 234,018,652	$ 16,968,716	$ 16,671,020
32	2048	$ 15,343,366	$ 3,835,842	$ 877,648		$ 20,056,856	$ 254,075,507	$ 17,907,907	$ 17,593,733
33	2049	$ 16,226,956	$ 4,056,739	$ 877,648		$ 21,161,344	$ 275,236,851	$ 18,894,057	$ 18,562,582
34	2050	$ 17,154,726	$ 4,288,682	$ 877,648		$ 22,321,056	$ 297,557,907	$ 19,929,514	$ 19,579,874
35	2051	$ 18,128,885	$ 4,532,221	$ 877,648		$ 23,538,754	$ 321,096,660	$ 21,016,744	$ 20,648,030
36	2052	$ 19,046,672	$ 4,761,668	$ 877,648		$ 24,685,987	$ 345,782,648	$ 22,041,060	$ 21,654,375
37	2053	$ 20,120,681	$ 5,030,170	$ 877,648		$ 26,028,499	$ 371,811,147	$ 23,239,732	$ 22,832,017
38	2054	$ 21,248,391	$ 5,312,098	$ 877,648		$ 27,438,137	$ 399,249,284	$ 24,498,337	$ 24,068,541
39	2055	$ 22,391,846	$ 5,597,961	$ 877,648		$ 28,867,455	$ 428,116,740	$ 25,774,514	$ 25,322,329
40	2056	$ 23,675,787	$ 5,918,947	$ 877,648		$ 30,472,382	$ 458,589,121	$ 27,207,484	$ 26,730,160
	Total	**$ 364,238,189**	**$ 88,911,245**	**$ 46,886,539**	**$ (41,446,852)**	**$ 458,589,121**		**$409,454,573**	**$ 402,271,159**

IRR	13%

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED RECOUPMENT PERIOD

(US$)

	Year	Net Operating Profit	Depreciation & amortisation	Net Cash Flow	Investment	Balance
1	2017			$ -	$ (14,640,958)	$ (14,640,958)
2	2018			$ -	$ (17,589,707)	$ (32,230,665)
3	2019			$ -	$ (9,216,187)	$ (41,446,852)
4	2020	$ (359,747)	$ 2,404,191	$ 2,044,444		$ (39,402,408)
5	2021	$ 138,129	$ 2,404,191	$ 2,542,320		$ (36,860,088)
6	2022	$ 553,457	$ 2,404,191	$ 2,957,648		$ (33,902,441)
7	2023	$ 1,115,456	$ 2,328,668	$ 3,444,124		$ (30,458,317)
8	2024	$ 1,614,357	$ 2,328,668	$ 3,943,025		$ (26,515,293)
9	2025	$ 1,628,713	$ 2,264,028	$ 3,892,740		$ (22,622,552)
10	2026	$ 1,894,219	$ 2,264,028	$ 4,158,247		$ (18,464,305)
11	2027	$ 2,112,997	$ 2,264,028	$ 4,377,025		$ (14,087,281)
12	2028	$ 2,392,036	$ 2,264,028	$ 4,656,064		$ (9,431,217)
13	2029	$ 2,682,969	$ 2,264,028	$ 4,946,997		$ (4,484,221)
14	**2030**	$ 4,010,735	$ 877,648	$ 4,888,383		$ 404,163
15	2031	$ 4,286,098	$ 877,648	$ 5,163,746		$ 5,567,909
16	2032	$ 4,521,401	$ 877,648	$ 5,399,049		$ 10,966,957
17	2033	$ 4,824,988	$ 877,648	$ 5,702,636		$ 16,669,593
18	2034	$ 5,143,754	$ 877,648	$ 6,021,402		$ 22,690,995
19	2035	$ 5,478,459	$ 877,648	$ 6,356,107		$ 29,047,103
20	2036	$ 5,829,899	$ 877,648	$ 6,707,547		$ 35,754,650
21	2037	$ 6,139,701	$ 877,648	$ 7,017,349		$ 42,771,999
22	2038	$ 6,527,164	$ 877,648	$ 7,404,812		$ 50,176,810
23	2039	$ 6,933,999	$ 877,648	$ 7,811,647		$ 57,988,458
24	2040	$ 7,361,177	$ 877,648	$ 8,238,825		$ 66,227,283
25	2041	$ 7,809,714	$ 877,648	$ 8,687,362		$ 74,914,644

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED RECOUPMENT PERIOD

(US$)

	Year	Net Operating Profit	Depreciation & amortisation	Net Cash Flow	Investment	Balance
26	2042	$ 8,215,545	$ 877,648	$ 9,093,193		$ 84,007,837
27	2043	$ 8,710,057	$ 877,648	$ 9,587,705		$ 93,595,542
28	2044	$ 9,229,294	$ 877,648	$ 10,106,942		$ 103,702,484
29	2045	$ 9,774,493	$ 877,648	$ 10,652,141		$ 114,354,625
30	2046	$ 10,346,952	$ 877,648	$ 11,224,600		$ 125,579,224
31	2047	$ 10,876,389	$ 877,648	$ 11,754,037		$ 137,333,261
32	2048	$ 11,507,525	$ 877,648	$ 12,385,173		$ 149,718,433
33	2049	$ 12,170,217	$ 877,648	$ 13,047,865		$ 162,766,299
34	2050	$ 12,866,045	$ 877,648	$ 13,743,693		$ 176,509,991
35	2051	$ 13,596,664	$ 877,648	$ 14,474,311		$ 190,984,303
36	2052	$ 14,285,004	$ 877,648	$ 15,162,652		$ 206,146,954
37	2053	$ 15,090,511	$ 877,648	$ 15,968,159		$ 222,115,113
38	2054	$ 15,936,293	$ 877,648	$ 16,813,941		$ 238,929,055
39	2055	$ 16,793,884	$ 877,648	$ 17,671,532		$ 256,600,587
40	2056	$ 17,756,840	$ 877,648	$ 18,634,488		$ 275,235,075
		$ 269,795,388	$ 46,886,539	$ 316,681,927	$ (41,446,852)	$ 275,235,075
					Recoupment period	**14 years**

ELECTRICL LOAD CALCULATION

	Description	GFA (sqm)	Lighting (VA/sqm)	Small Power (VA/sqm)	Indoor A/C&Vent (VA/sqm)	Kilo VA	Total (kVA)
	Diversity Factor		**90%**	**60%**	**60%**		
A	**General Load**						
A.1	**B-2 Floor**						
	Car Park	1462.2	15	10	0	36.56	
	Stair Case	39	15	5	0	0.78	
	Service & Circulation	28	15	5	0	0.56	
	Lift Lobby	23	15	5	0	0.46	
	MEP	407	15	5	15	14.25	
		1959.2					**53**
A.2	**B-1 Floor**						
-	Car Park	1640	15	10	0	41.00	
-	Stair Case	39	15	5	0	0.78	
	Service & Circulation	98.4	15	5	0	1.97	
-	Lift Lobby	23	15	5	0	0.46	
	MEP	25	15	5	15	0.88	
		1825.4					**45**
A.3	**Ground Floor**						
	F & B	154	20	25	30	11.55	
	Lobby	412	15	5	0	8.24	
	Stair Case	35	15	5	0	0.70	
	Ramp	249	15	10	0	6.23	
	Service & Circulation	33	15	5	0	0.66	
	FCC	24	15	25	115	3.72	
	Corridor	18	15	5	0	0.36	
	Loading Bay	63	15	5	0	1.26	
	Plant Room	38	15	5	15	1.33	
		1026					**22**
A.4	**First to Third Floors**						
	Car Park	1165.8	15	10	0	29.15	
	Stair Case	36	15	5	0	0.72	
	Service & Circulation	66	15	5	0	1.32	
	Lift Lobby	24	15	5	0	0.48	
	MEP	51	15	5	15	1.79	
		1342.8					
						Per Level	33
	3 Car Park Levels	**4088**					**100.35**
A.5	**Fourth Floor**						
	Office	806.08	20	30	0	40.30	
	MEP	33.555	15	5	15	1.17	
	Roof Garden	222.5	15	0	0	3.34	
	Corridor	32.31	15	5	0	0.65	
	Toilet	42.75	15	10	0	1.07	
	Stair Case	31.81	15	5	0	0.64	
	Lift Lobby	42.29	15	5	0	0.85	
	Service & Circulation	37.54	15	5	0	0.75	
		1248.835					**48.76**

A.6	**Fifth to Seventeenth Floor**						
	Office	806.08	20	30	0	40.30	
	MEP	33.555	15	5	15	1.17	
	Corridor	32.31	15	5	0	0.65	
	Toilet	42.75	15	10	0	1.07	
	Stair Case	31.81	15	5	0	0.64	
	Lift Lobby	42.29	15	5	0	0.85	
	Service & Circulation	9.02	15	5	0	0.18	
		997.815				Per Floor	44.86
	13 office floors	**13553**					**583.13**
A.7	**Roof Floor**						
	MEP	33.555	15	5	15	1.17	
	Roof Garden	806	15	0	0	12.09	
	Corridor	32.31	15	5	0	0.65	
	Toilet	42.75	15	10	0	1.07	
	Stair Case	31.81	15	5	0	0.64	
	Lift Lobby	42.29	15	5	0	0.85	
	Service & Circulation	9.02	15	5	0	0.18	
		997.735					**16.64**
	Total Item A						**869**
	85% Demand Factor						**739**
B	**Air Conditioning and Mechanical Ventilation**						
	Chillers, pumps and cooling towers						1250
	Mechanical Fans						60
	Total Item B						**1310**
	65% Demand Factor						**852**
C	**Sanitary & Fire Protection**						
	Domestic water pumps						200
	WWTP						250
	Fire Pumps						200
	Total Item C						**650**
	65% Demand Factor						**423**
D	**Lift**						
	Office Lifts						**120**
	Car Lift						**60**
	Fireman Lift						**50**
	Total Item D						
	100% Demand Factor						**230**
E	**Water Heater**						
	Total Item E						**84**
	25% Demand Factor						**21**

H	**Miscellaneous**						
	Outdoor Lighting						**20**
	Communication						**30**
	Total Item H						**50**
	65% Demand Factor						**33**
	Grand Total (A-F)						**2296**
		Load Factor @ 0.85					**1952**

Transformer (kVA)	with safety factor (25%)	**2440**	Selecting	**2 x 1250 kVA**
AVR (kVA)	80% of transformer capacity		Selecting	**2 x 1000 kVA**
Capacitor Bank (kVA)	30% of transformer capacity		Selecting	**2 x 400 kVA**
Generator (kVA)	with safety factor (20%)	**2342**	Selecting	**2 x 1250 kVA**

1. WATER CONSUMPTION CALCULATION

1.1 Water Consumption for occupant area

Item	Description area	Area	(Unit)	Population Density		Population	Water Demand	
							LPD	cu.m./day
1								
1.1	Toilets	((44 nos x 18 l/m x 15 min/day x daily) /1000)						11.9
1.2	Office	12972	(sq.m)	0.1	(Person/sq.m)	1,297	45	58.3
1.3	Car Park, Bin Center & Gardenin	((35 nos of Carparks+8 nos M&E Room) x 18 l/m x 10 min/day x daily) /1000)						7.7
1.4	F&B	154	(sq.m)	0.25	(Person/sq.m)	39	50 (4 times)	7.7
1.5	Loading Bay	(1 no x 4 person /bay)				4	45	0.2
1.6	Kitchens RT & GF	214	(sq.m)	10	(Sq.m/Person)	21	100	2.1
Total								**87.9**
							Say	**88**

2 Underground Cold Water Storage Tank

Water consumption	=	80	cu.m./d		
Makeup for cooling tower	=	50	cu.m./d		
Total Water Consumption	=	130			(28596.6 UK gal.)
Minimum reserved duration	=	2	day		
Required volume	=	(80x 1.5) + 50	cu.m.		
	=	170	cu.m.		(37395.5 UK gal.)
Designed cold water tank volume	=	60	cu.m.		(13198.4 UK gal.)
Designed raw water tank volume	=	60	cu.m.		(13198.4 UK gal.)
Total underground storage tank	=	120	cu.m.	(4236 cu.ft)	(26396.8 UK gal.)
	≥	80	cu.m.	_____**ok**	

3 Roof Cold water storage tank

Water consumption	=	80	cu.m./d		
Makeup for cooling tower	=	50	cu.m./d		
Minimum reserved duration	=	2	hr		
Peak factor	=	2			
Required volume	=	43.3	cu.m.		
50% of water consumption	=	90.0	cu.m.		
Designed cold water tank volume	=	91	cu.m.	(3212.3 cu.	(20017.6 UK gal.)
	≥	90.0	cu.m.	_____**ok**	
Designed total water storage tank	=	**211.0**	**cu.m.**	(7448.3 cu.	(46414.4 UK gal.)
Required total water storage tank	**=**	**130**	**cu.m.**	(4589 cu.ft)	(28596.6 UK gal.)
Total water storage time	**=**	**2.01**	**day**		
	≥	**1.50**	**day**	_____**ok**	

New employment opportunities

	Construction	Office Tower	Total	Percentage
Employment from local	**281**	**51**	**332**	**90%**
Required Technicians and Executives from abroad	**34**	**1**	**35**	**10%**
Creation of employment - Total	**315**	**52**	**367**	**100%**

Manpower plan - Construction Phase

Four Rivers shall appoint

- Professional Architect and Design Consultancy Firms
- Professional Engineering Firms
- Construction Management Firms
- Professional Quantity Surveyor Firms
- Other Consultancy Firms

In the construction phase estimated to create job opportunities for 315 employees. Among of them 281 job opportunities for local Managerial, Professional/ Technical/ Supervisory and unskilled labour. Estimated 34 Technicians and Executives will be recruited from abroad.

Manpower Plan - Office Tower

Four Rivers plan to employ 52 employees in the Office Tower

- Local professional - 11
- Local unskilled - 39
- Local manager - 1
- Expat manager - 1
- Total - 52

Employees will be provided salary, social security contribution, overtime and other benefits which is guided by national laws and regulations.

Training

Employees will be provided vocational training(s).

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Manpower Plan - Construction

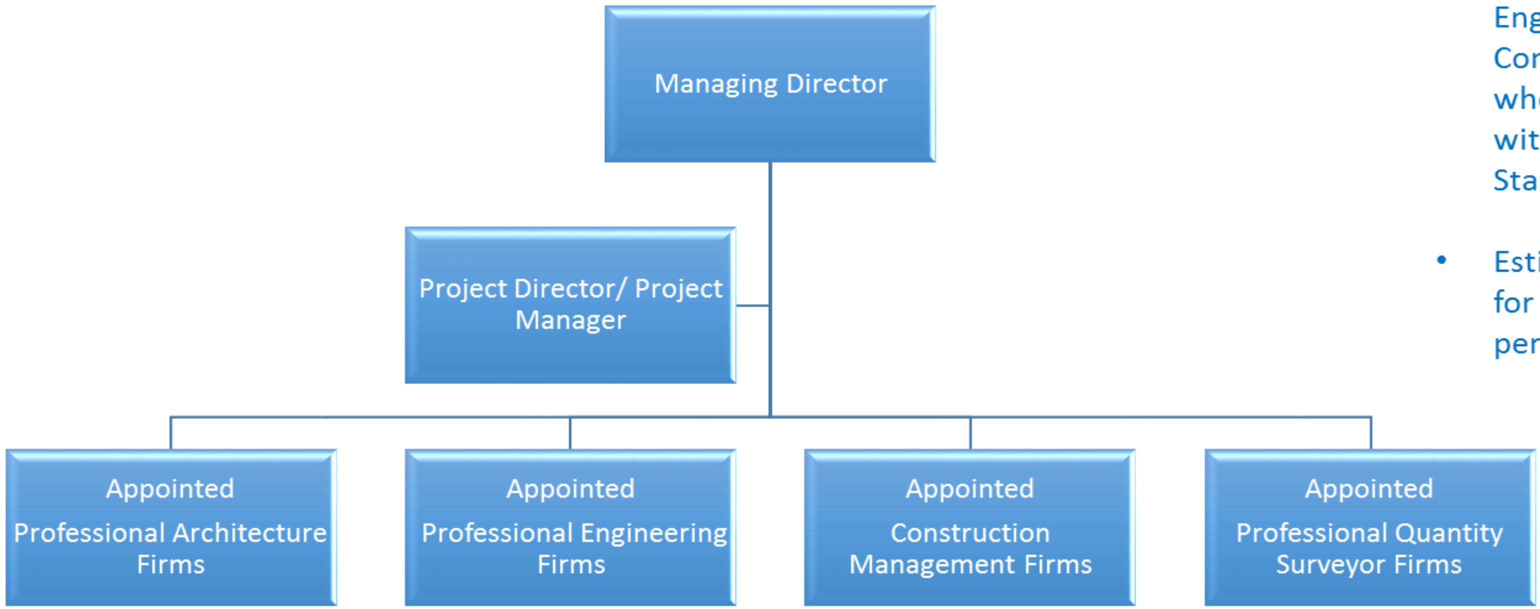
No	Consultant	Expatriate		Local (Myanmar)			Total
		Managerial	Labor	Managerial	Professional/ Technical/ Supervisory	Labor	
1	Main Contractor	10		10	20	200	240
2	Architect	3	3	3			9
3	Quantity Surveyor	1		1	1		3
4	Signage	2				6	8
5	Lighting	2				6	8
6	Engineering	3	2	1	2	5	13
7	Interior Design	1	1				2
8	Communication	1	1				2
9	Landscaping	1	1	1		10	13
10	Traffic		1				1
11	Security	1		1	2	12	16
	Total	**25**	**9**	**17**	**25**	**239**	**315**

Total Local	281
Total Expat	34

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Construction Phase



- Four Rivers shall appoint Professional Engineering and Consultancy Firms, who are complying with International Standards
- Estimated job creation for the Construction period is 315

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Manpower Plan (Office Tower)

Salaries & wages - Full time	No of employee	No of months in a year	Estimated basic pay/ month	Increment per annum	Estimated basic pay/ month	Estimated basic pay/ quarter	Estimated basic pay/ year	Cost category	Explanation
Front desk (Other OP revenue generator)	3	12	700	+5%	$ 2,100.00	$ 6,300.00	$ 25,200.00	FC	No of employee, basic pay and increment will need to update
Housekeeping	24	12	400	+5%	$ 9,600.00	$ 28,800.00	$ 115,200.00	FC	Assumes (8 persons x 2 shifts x 1.5 reserve for sick leave & etc)
Engineering	3	12	700	+5%	$ 2,100.00	$ 6,300.00	$ 25,200.00	FC	Assumes (1 person x 3 shifts)
Sales and marketing	1	12	700	+5%	$ 700.00	$ 2,100.00	$ 8,400.00	FC	
Security	9	12	400	+5%	$ 3,600.00	$ 10,800.00	$ 43,200.00	FC	Assumes (2 persons x 3 shift x 1.5 reserve for sick leave & etc)
Ground keeper	6	12	400	+5%	$ 2,400.00	$ 7,200.00	$ 28,800.00	FC	
Facility manager	1	12	400	+5%	$ 400.00	$ 1,200.00	$ 4,800.00	FC	
Finance and admin	2	12	1000	+5%	$ 2,000.00	$ 6,000.00	$ 24,000.00	FC	Assumes (1 Fin + 1 Admin)
Financial Controller	1	12	2500	+5%	$ 2,500.00	$ 7,500.00	$ 30,000.00	FC	
Secretary	1	12	1500	+5%	$ 1,500.00	$ 4,500.00	$ 18,000.00	FC	
General Manager	1	12	4000	+5%	$ 4,000.00	$ 12,000.00	$ 48,000.00	FC	
Total	52				$ 30,900.00	$ 92,700.00	$ 370,800.00		

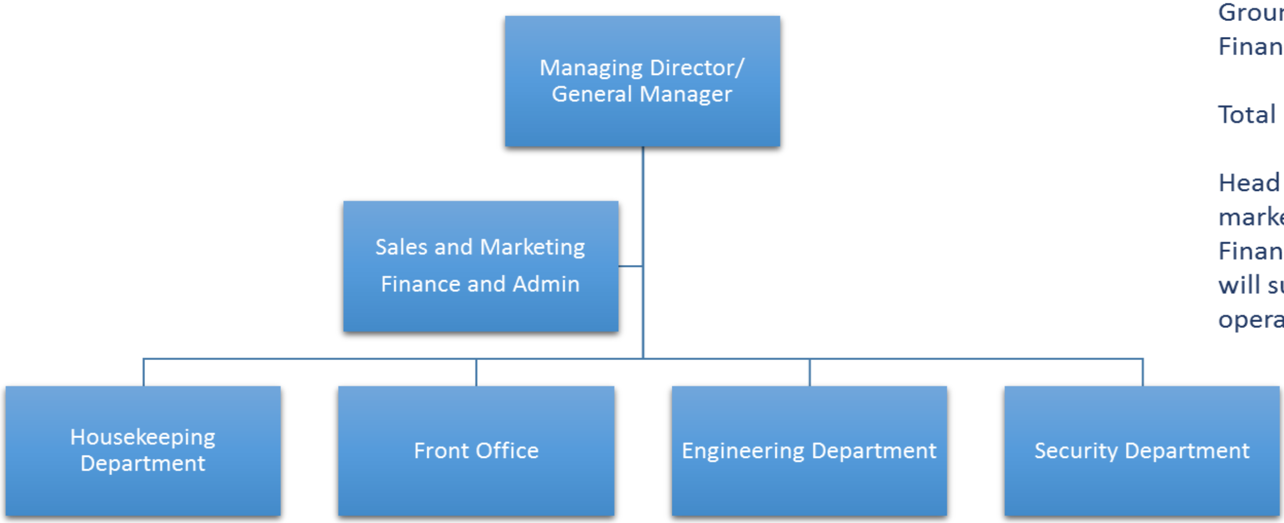
Local or Foreign	Manager (M) Professional/ Tech (P) Unskilled (U)
L	P
L	U
L	P
L	P
L	U
L	U
L	M
L	P
L	P
L	P
F	M

Local Professional	11
Local Unskilled	39
Local Manager	1
Expat Manager	1
	52

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Office Tower



Manpower

Front office	3
Housekeeping	24
Engineering	3
Security	9
Ground keeper	6
Finance and admin	7

Total	52
	====

Head Office Sales and marketing team, Finance and admin team will support to Office Tower operation

OPIC Overseas Private Investment Corporation

1100 New York Avenue, N.W.
Washington, D.C. 20527-0001
(202) 336-8400
FAX (202) 408-9859

March 18, 2016

Mr. Randolph P Eddy
CEO

Four Rivers
26 B/2 Inya Road
Kamayut Township, Yangon

Subject: *OPIC Support for Four Rivers and 20 Kabar Aye Pagoda Road Project*

Dear Mr. Eddy,

As you know, Overseas Private Investment Corporation ("OPIC") is a US government agency charged with promoting U.S. private investment in developing countries. In October 2014, OPIC executed a retainer letter with Four Rivers as an indication of our interest in pursuing your commercial real estate projects in Yangon, Myanmar and the related application for financing. In 2015, OPIC completed a due diligence visit to Yangon to meet Four Rivers' locally-based management team and conduct site visits. Later that year, OPIC completed another due diligence trip to New York.

We have subsequently commenced formal review of your application for financing of the project located at 20 Kabar Aye Pagoda Road ("the Project"). We are also engaged in ongoing negotiations with Four Rivers regarding a term sheet and loan conditions to provide debt financing for the Project.

If the Project gains approval from the relevant authorities in Myanmar, including the Myanmar Investment Commission, we would consider a loan request for the Project for up to 50% of the total cost, up to a sum not to exceed, based on our current assessment, US$19,900,000. Approval of the request would be subject to completion of OPIC's comprehensive Project review process, including confirmation of the viability of the Project and approval by OPIC's management, as well as relevant authorities in Myanmar. We must also ensure that the Project meets the World Bank's, Myanmar's and other applicable environmental guidelines, as well as OPIC's U.S. and host country

economic impact, workers' rights, and other policy criteria. Please note that OPIC can only enter into a commitment for a project after the satisfactory completion of all reviews, due diligence, and receipt of appropriate approvals from OPIC's senior management.

Myanmar is an important priority country for OPIC, and as such the Project has been afforded our close consideration. We are very interested in supporting projects in Myanmar that meet OPIC's investment and policy criteria.

OPIC looks forward to continuing to work with you on your request for financing for the Project.

Very truly yours,

Name: James C. Polan
Title: Vice President
OPIC Small & Medium Enterprise Finance

Four Rivers Real Estate, Pte. Ltd.
Indicative Terms and Conditions
for the Proposed Direct Loan Transaction

The terms and conditions of the OPIC Loan are not limited to those set forth herein. Matters that are not covered by the provisions hereof are subject to the approval and agreement of the parties.

1. Project ID: 9000032146 DI

2. Lender: Overseas Private Investment Corporation (**"OPIC"**).

3. Co-Borrowers: Four Rivers Real Estate, Pte. Ltd., a Singapore limited liability company ("**FRRE**"), and the 100% foreign-owned subsidiary of FREE in Myanmar which is to be established for this real estate project, as joint and several borrowers ("**Borrowers**").

4. Purpose: To support the development, construction and lease of office spaces on a land site located at No.20, Kabar Aye Pagoda (KAP) Road, Mayangone Township, Yangon, Myanmar (such location, the "**Site**" and such activities, the "**Project**").

   The Sponsor (described below) envisages future investments in Myanmar for the development of commercial real estate projects, specifically international standard serviced apartments and office buildings in Yangon, Myanmar, which will be rented out to individuals, multinational corporations ("**MNCs**"), non-governmental organizations ("**NGOs**"), and other entities in need of office and apartment space. OPIC would only be able to enter into a commitment for such future projects after the satisfactory completion of all reviews, due diligence, and receipt of appropriate approvals from OPIC's senior management.

5. U.S. Shareholder: FRRE is 100% owned by Four Rivers, a Cayman Islands company (the "**Sponsor**") that is majority-owned by US citizens.

6. Collateral Account: In lieu of a guaranty, the Sponsor will (a) deposit fifty percent (50%) of the Commitment (the "**Collateral Account Amount**") in an account ("**Collateral Account**") in Cayman National Bank or such other bank in such other jurisdiction acceptable to OPIC, or (b) provide to OPIC a letter of credit sized to equal the Collateral Account Amount ("**Letter of Credit**"). The Collateral Account will be pledged to OPIC and the pledge and any associated funds therein will be released on the Project Completion Date.

7. Proposed Commitment:	A loan in a principal amount not to exceed US$19,900,000/- (the "**Commitment**").
8. Total Project Costs:	The total cost of the Project is expected to be US$41,446,852/-, of which no more than 50% of the total Project costs shall be OPIC debt. The remainder of the total Project costs shall be contributed in cash to FRRE ahead of the first Disbursement (as defined below), and then disbursed to the Project as needed, taking into account funds available from OPIC.
9. Disbursements and Availability:	Subject to the satisfaction of the conditions in the Financing Documents (as defined below), the Borrowers will be eligible to draw a loan or loans under the Commitment (the "**Loan**") in up to six disbursements (each a "**Disbursement**"), commencing on the date of execution of the Loan Agreement (defined below), and ending the earliest of (a) the date the Loan has been drawn in full, (b) the date which is two (2) years from the date of the execution of the Loan Agreement, but in no event shall a Disbursement occur after the September 30th immediately following the eighth anniversary of the date of execution of the Commitment Letter (the "**Letter**"), to which this Terms of Reference is attached; and (c) the date the Commitment has otherwise been terminated (the "**Commitment Period**"). There shall be no more than one (1) Disbursement in each fiscal quarter. The sum of the Disbursements cannot exceed the Collateral Account Amount until the Security Documents have been properly executed and delivered in favor of OPIC or the Security Agent for the benefit of OPIC, stamped, filed and registered or recorded in Myanmar or in any jurisdiction where filing and registration or recordation is required [and create a valid, enforceable, perfected and first priority lien in favor of OPIC over the property covered by such Security Documents.][1]
10. Loan Term and Repayment:	The Loan shall be repaid in 24 approximately equal quarterly installments, commencing on the earlier of (a) the first Payment Date (defined below) following 24 months after the date of the first Disbursement (the period from the first Disbursement until such date, the **"Grace Period")**; and ending no later than December 31, 2024, the **"Loan Maturity Date"**). Any Loan amounts repaid or prepaid cannot be reborrowed.
11. Interest:	Interest shall be paid quarterly on March 15, June 15, September 15 and December 15 of each year (each such date, a **"Payment Date")** in arrears, beginning on the Payment Date immediately following the first Disbursement, accrued on the outstanding principal balance of each note, calculated at a fixed rate per annum for each Disbursement equal to five

[1] To the extent allowed and enforceable under Myanmar law.

and three quarters percent (5.75%) per annum (the **"Interest Rate"**). An illustrative table of principal and interest payments is attached hereto as Exhibit A.

12. Default Interest: The Borrowers shall pay to OPIC post-default interest at the rate of two percent (2.0%) *per annum* over and above the Interest Rate specified above, with respect to any amount not paid when due under the Loan.

13. Voluntary Prepayment: During the Grace Period, the Loan may be voluntarily prepaid but the Borrowers shall pay OPIC a premium calculated as one percent (1%) of the amount prepaid.

After the Grace Period, the Loan may be voluntarily prepaid, in whole or in part, at any time without fee or penalty.

The minimum partial prepayment shall be US$250,000/-. Partial prepayments shall be applied to installments in inverse order of maturity. Amounts repaid cannot be reborrowed.

14. Mandatory Prepayment: The Borrowers shall prepay the Loan in certain circumstances to be agreed, including *inter alia* in the event that and in the amount by which: (a) the aggregate amount of property and casualty insurance proceeds received by the Borrowers during any Fiscal Year is not applied to the repair or replacement of assets insured thereby within one hundred eighty (180) days after receipt by such Borrowers, or (b) in any Fiscal Year, the aggregate amount of dividend and/or restricted payments to the Sponsor and shareholders exceeds fifty percent (50%) of net income of the Borrowers for the preceding Fiscal Year, subject to the provisions of Section 26(h) below.

15. Commitment Fee: A commitment fee equal to one-half of one percent (0.5%) *per annum* on the undisbursed and uncanceled amount of the Commitment shall accrue on a daily basis for each day of the Commitment Period. The Commitment Fee is to be paid to OPIC in arrears on each Payment Date and on the last day of the Commitment Period.

16. Cancellation Fee: The Borrowers may cancel any part of the undisbursed Loan at any time upon payment of a cancellation fee equal to one percent (1%) of the amount cancelled (the "**Cancellation Fee**"). Any part of the Commitment not disbursed at the end of the Commitment Period or terminated for any reason shall be deemed to have been cancelled and, with the exception of any part of the Commitment designated for the purpose of funding the contingency described in the Project budget that is not fully drawn due to the fact it is not needed, the Cancellation Fee shall apply.

17. Facility Fee:	The Facility Fee, equal to US$199,000/- shall be paid by the Borrowers to OPIC in full at the time of the first Disbursement.
18. Maintenance Fee:	On the first anniversary of the Payment Date immediately following the date of the first Disbursement, and on each subsequent anniversary thereof for so long as any portion of the Loan or associated payment obligations remains outstanding, the Borrowers shall pay to OPIC a maintenance fee in the amount of US$15,000/-.
19. Modification Fee:	In the event that the Borrowers requests an amendment or waiver to the Loan Agreement or any other Financing Document (each defined below), OPIC will consider such an amendment or waiver on its merits upon payment by the Borrowers, at the time of such request, of a fee, determined by OPIC, based on the complexity and timing constraints of such amendment or waiver (the "**Modification Fee**"); provided, however, that no Modification Fee will be payable if the amendment or waiver is necessary: (a) to correct an error or omission in any Financing Document, or (b) in OPIC's determination, to improve the operations of the Project without materially altering the risks undertaken by OPIC. OPIC is under no obligation to agree to any amendment or waiver. OPIC may request a Modification Fee in connection with restructurings of any kind or any prepayment requiring releases of collateral or other similar actions by OPIC.
20. Taxes:	All sums payable by the Borrowers under the Loan Agreement or other Financing Documents shall be paid in full, free of any deductions or withholdings of any and all taxes.
21. Payments of or Reimbursement of Expenses:	OPIC may retain consultants as necessary, including U.S. and local legal counsel, at any time until the Loan is indefeasibly repaid in full in cash. The Borrowers will pay or reimburse OPIC for all of OPIC's documented out-of-pocket fees and expenses, including the fees and expenses of OPIC's business consultants and legal counsel, incurred in connection with the negotiation, preparation, execution, delivery, notarization, recordation, and implementation of the Financing Documents and the other documents, instruments, and approvals required to be delivered thereunder. The Borrowers shall also reimburse OPIC, upon demand, for all costs and expenses (including attorneys' fees and expenses and the cost of travel) incurred by OPIC (a) in preserving in full force and effect, or enforcing its rights under, any of the Financing Documents, and (b) in addition to the Modification Fee, in connection with any amendment or waiver related to any of the Financing Documents.

22. Collateral Security and Key Project Documents:

The Borrowers' obligations to OPIC shall be secured by collateral satisfactory to OPIC pursuant to documentation satisfactory to OPIC, including at a minimum the following (the "**Security Documents**"):

a.) An assignment by way of security of the Lease (as defined below) [and any rights of the Borrowers under the sub-tenant leases][2] to the extent allowed and enforceable under Myanmar law, with step in rights for OPIC;

b.) An assignment by way of security of the following Project-related documents:

   a. Third party property management and brokerage contracts, if any, with terms and contractors acceptable to OPIC; and

   b. Third party construction project management contract, subject to restrictions under Myanmar law, if any, with a contractor acceptable to OPIC;

c.) A simple mortgage of first priority over the Lease and the building(s) at the Site;

d.) An onshore fixed and floating charge from the Borrowers consisting of (i) a mortgage or fixed charge over the building(s) at the Site and (ii) a floating charge over its moveable assets, including Project-related receivables and bank accounts;

e.) An offshore floating charge from FRRE over its moveable assets, including:

   a. A floating charge over FRRE's receivables and bank accounts; and

   b. A debt service reserve account ("**Debt Service Reserve Account**") in the highest amount of principal and interest for the following 6 months and established by FRRE at a bank and in a jurisdiction acceptable to OPIC and pledged to OPIC;

f.) An offshore pledge of the Collateral Account ("**Collateral Account Pledge**"), if any;

g.) A pledge or equitable mortgage of all of the shares/ownership interests in the Borrowers;

The Security Documents in Myanmar ("**Myanmar Security Documents**") may be held by an onshore security agent acceptable to OPIC (the "**Security Agent**").

Additional Project agreements, satisfactory to OPIC, shall be required to implement the Project, including, *inter alia*, the following documents (the "**Project Documents**"):

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[2] A Direct Agreement with tenants may not be possible under Myanmar law nor may this be commercially practical given the importance of first obtaining leases that are well priced, long term and with creditworthy tenants. FRRE would like to continue to explore with OPIC the ability to provide this assignment via step in rights only.

a.) Template for the Borrowers' lease agreements with sub-tenants including assignability clauses in OPIC's favor (and such sub-tenant leases as they are executed including such assignability clause);
b.) The lease agreement for the Site (the "**Lease**") with the landlord ("**Landlord**");
c.) Construction contract ("**Construction Contract**") with a contractor acceptable to OPIC;
d.) All contracts to provide services to the Project exceeding a value of US$1,000,000/- (one million dollars) with consultants acceptable to OPIC (the "**Third Party Consultants**");
e.) Leasing criteria acceptable to OPIC, including character and credit due diligence;
f.) Property management and brokerage contracts, as applicable, with terms and contractors acceptable to OPIC; and
g.) Construction project management contract with a contractor acceptable to OPIC.

23. Documentation: The terms and conditions of the Loan shall be set forth in a definitive loan agreement between OPIC and the Borrowers (the **"Loan Agreement"**, which along with the Security Documents, the Project Documents, and other agreements, documents, instruments, and approvals will collectively be referred to as the **"Financing Documents"**). These documents will require, among other key provisions:

a.) submission to jurisdiction of New York courts and appointment of an agent for service of process, unless not permitted under the laws of Myanmar (e.g. regarding the building(s) at the Site, which may be required to be submitted to jurisdiction of Myanmar courts);
b.) designation of New York law as the governing law of the Loan Agreement and either local law or New York law, as OPIC shall determine, for the other Security Documents and Project Documents unless not permitted under the laws of Myanmar (e.g. regarding the Lease and building(s) at the Site, which may be required to be governed by Myanmar law);
c.) indemnity by the Borrowers of all Indemnified Persons (as defined in the Letter) from and against, and reimbursement to such Indemnified Persons for, (i) any and all Losses (as defined in the Letter) relating to the Loan, the Loan Agreement, any other Financing Document, the Project, the Commitment, or the use or intended use of the proceeds thereof to which an Indemnified Person may become subject; and (ii) any and all costs of defense , *provided*, *however*, that the indemnity shall not apply to the extent that a court or arbitral tribunal of competent jurisdiction renders a final

determination that a Loss or costs of defense resulted from (a) the gross negligence or willful misconduct of an Indemnified Person as determined by a final judgment by a court of competent jurisdiction, or (b) OPIC's failure to perform any act required of it relating to the Loan; and

d.) a representation and warranty that neither of the Borrowers is an Inverted Domestic Corporation (as defined below) nor a subsidiary of an Inverted Domestic Corporation;

24. Conditions Precedent to First Disbursement:

Conditions customary to a transaction similar in nature (or, as the case may be, waiver), including, *inter alia*:

a.) OPIC shall have completed due diligence of the Borrowers, the shareholders, the Landlord, the Security Agent and the Project and matters relating thereto, and the results of such investigation shall be satisfactory to OPIC;

b.) Execution and delivery of definitive Financing Documents in form and substance satisfactory to OPIC;

c.) All necessary governmental and third party permits, licenses and consents for the Project shall have been obtained and shall be in full force and effect, including without limitation:

(i) the issue of a final investment permit to FRRE in relation to the Project under the Foreign Investment Law of 2012 or any other that may repeal and/or supersede it by the Myanmar Investment Commission ("**MIC**");

(ii) the approval in writing for the Loan and all payments and repayments to be made under the Loan Agreement from the MIC and the Central Bank of Myanmar ("**CBM**") (whether these approvals are separately obtained or in terms of a 'no objection' from the CBM to the MIC as part of the application process for issue of a permit from the MIC under (i) above); and

(iii) the final permit to trade and certificate of incorporation of the foreign-owned subsidiary in Myanmar established for the Project issued by the Directorate of Investment and Company Administration in Myanmar;

d.) Equity contributions of US$21,572,222/- from FRRE shall have been made in full in accordance with the financial plan agreed between the Borrowers and OPIC, and such contributions shall have been verified to the satisfaction of OPIC;

e.) OPIC shall have received financial projections for the Project through December 31, 2025 to its satisfaction, including

projected financial statements prepared in English on the basis of IFRS;

f.) OPIC shall have received satisfactory legal opinions from the Borrowers' Myanmar counsel, Singapore counsel and Cayman counsel and its own Myanmar and Singapore counsel;

g.) The Borrowers shall have provided an explanation as to why it does not have or need a U.S. Taxpayer Identification Number;

h.) The Borrowers shall have appointed an agent for service of process until the Loan Maturity Date plus six (6) months and paid the fees of such agent in full;

i.) All Security Documents shall have been properly executed and delivered in favor of OPIC, stamped, filed and registered or recorded in any jurisdiction where filing and registration or recordation is required and/or possible under Myanmar policy, as applicable, and all liens or pledges in favor of OPIC shall have been properly registered in favor of OPIC, as permitted under Myanmar law., except for registration of the Myanmar Security Documents if such registration cannot be made prior to the first Disbursement despite the best efforts of the Borrowers;

j.) The construction permit has been obtained from a Relevant Authority;

k.) The debt service reserve account and the Collateral Account shall have been established and fully funded;

l.) An appraisal report acceptable to OPIC for the Site with improvements as built, with a valuation that supports a loan to value of no more than sixty percent (60%);

m.) Construction and engineering reports acceptable to OPIC from Third Party Consultants;

n.) OPIC shall have received and deemed acceptable, the tenant qualification criteria for the Project;

o.) The Landlord has executed and delivered all consents and acknowledgements to the assignment of the Lease as required under the Lease;

p.) All counterparties to other contracts assigned by way of security or in accordance with the respective Security Documents have delivered all consents and acknowledgements as required thereunder; and

q.) OPIC shall have received relevant certifications, agreements and other documents customary for transactions of this type, including English translations of any document delivered by the Borrowers, as it may reasonably request.

25. Conditions Precedent to Each Disbursement:

Conditions customary to a transaction similar in nature (or, as the case may be, waiver), including, *inter alia*:

a.) All representations and warranties under the Loan Agreement shall be true and correct;

b.) There shall be no Default or Event of Default (each defined below) in existence at the time of or after giving effect to the Disbursement;

c.) Nothing shall have occurred and be continuing that, in OPIC's reasonable judgment, could have a material adverse effect on (i) the Project; (ii) the business, operations, property, condition (financial or otherwise), or prospects of the Borrowers, the Sponsor, the Project, or any other person whose continuing viability, because of its guaranty or other undertaking, is essential to the Project; (iii) the ability of the Borrowers or any other party to carry out the Project or to perform their respective obligations under the Financing Documents; (iv) the validity or enforceability of any material provision of any Financing Document; (v) the rights and remedies of OPIC under any of the Financing Documents; or (vi) the liens provided to OPIC under the Security Documents;

d.) All fees and expenses due and payable by the Borrowers under the Financing Documents shall have been paid in full;

e.) Evidence that construction work paid and contracted for under the Construction Contract shall have been completed;

f.) OPIC shall have approved any changes to the approved tenant qualification criteria and lease terms and conditions;

g.) OPIC shall have received construction, engineering and project management reports from Third Party Consultants certifying as to project costs that either have been incurred or will be incurred in the next 90 days after Disbursement;

h.) OPIC shall have received such other certificates, opinions, agreements, and documents, including English translations of any document delivered by the Borrowers, as it may reasonably request;

i.) All Security Documents shall have been properly executed and delivered in favor of OPIC, stamped, filed and registered or recorded in any jurisdiction where filing and registration or recordation is required and/or possible in accordance with Myanmar policy, as applicable, and all liens or pledges in favor of OPIC shall have been properly registered in favor of OPIC., except for registration of the Myanmar Security Documents if such registration cannot be made prior to such Disbursement despite the best efforts of the Borrowers; and

j.) OPIC shall have received a report from the Borrowers that their land leasing criteria have been satisfied and the relevant parties to the Lease have cleared the Borrowers' character due diligence process.

26. Primary Financial Reporting Requirements and Other Covenants:	The Borrowers shall comply with covenants customary to a transaction similar in nature (or, as the case may be, waiver), including, *inter alia*: a.) Within 60 days after the end of each Fiscal Quarter, provide financial statements prepared in English in accordance with IFRS; b.) Within 90 days after the end of each Fiscal Year, provide audited financial statements prepared in English in accordance with IFRS; c.) Within 45 days after the end of each Fiscal Quarter during the initial construction and implementation of the Project, provide a progress report prepared in English; d.) Within 45 days after the end of each Fiscal Quarter, provide a report summarizing all related party transactions during the preceding Fiscal Quarter prepared in English; e.) Within 30 days prior to the beginning of the Fiscal Year, provide an annual operating budget for the Borrowers prepared in English; f.) Not later than June 30 of each year, beginning on June 30, 2017, provide a completed self-monitoring questionnaire; g.) Ensure that no liens are incurred on the Borrowers' assets other than liens under the Security Documents and no indebtedness is undertaken, except for Permitted Liens and Permitted Indebtedness to be further defined in the Loan Agreement; h.) Ensure no payments to the shareholders or any affiliate thereof except if all of the following conditions have been satisfied (or, as the case may be, waiver) and subject to the mandatory prepayment provisions: (i) the Project Completion Date (defined below) has occurred; (ii) no Default or Event of Default shall have occurred and be continuing or will occur as a result of such payment; and (iii) financial ratios described below shall have been met both at the time of and after giving effect to such payment; i.) Ensure that none of the Borrowers, its owners, its directors, and its members of senior management, the Landlord, nor the sub-tenants are included in the Specially Designated Nationals and Blocked Persons List maintained by the U.S. Department of the Treasury's Office of Foreign Assets Control; j.) At the same time as they are submitted to the Borrowers, reports from Third Party Consultants shall be submitted to OPIC; k.) Any change order shall be submitted to OPIC; and l.) Cooperate with OPIC in the event that OPIC chooses at its own expense to exercise its right to assign the duties associated with monitoring, management and administration of the Loan ("**Asset Management**") to a third party that shall act as an agent of OPIC (the "**Asset Manager**") in addressing such matters as any Asset Manager may require in connection with such Asset Management.
27. Financial Ratio Covenants:	Financial ratio covenants to be maintained by FRRE on a consolidated basis to monitor ongoing financial performance (or, as the case may be, waiver), including, *inter alia*:

a.) Maintain a debt/equity ratio not greater than 1.05 to 1, as measured quarterly beginning with the quarter end immediately following the Grace Period;

b.) Maintain current assets to current liabilities of not less than 1.1 to 1; and

c.) Immediately following the second Payment Date, maintain (i) a ratio of cash flow from operating activities plus interest and financing fees and minus capital expense reserves for the most recently completed four (4) consecutive full Fiscal Quarters, taken as a single accounting period, to debt service for the most recently completed four (4) consecutive full Fiscal Quarters, taken as a single accounting period, of not less than 1.3 to 1; and (ii) a ratio of cash flow from operating activities plus interest and financing fees and minus capital expense reserves for the most recently completed four (4) consecutive full Fiscal Quarters, taken as a single accounting period, to projected debt service for the next succeeding four (4) consecutive full Fiscal Quarters of not less than 1.3 to 1.

28. Policy Covenants:

Covenants to monitor the Borrowers' compliance with OPIC policy requirements (or, as the case may be, waiver), including, *inter alia*:

a.) The Borrowers shall comply with Corrupt Practices Laws[5] as defined in the Letter and implement internal management and accounting practices and controls adequate to ensure compliance with such Corrupt Practices Laws;

b.) The Borrowers shall (i) comply with, and conduct its business, operations, assets, equipment, property, leaseholds, and other facilities in compliance with, the World Bank Guidelines, applicable laws and regulations, OPIC's environmental policies, and other terms and conditions as may be set forth in the Loan Agreement, (ii) maintain all required permits and approvals relating to environmental, health, or safety matters, (iii) prior to the first Disbursement, shall submit the following deliverables for OPIC's approval: Environmental and Social Management System ("**ESMS**"), Stakeholder Engagement Plan and Grievance Mechanism, Site Acquisition Plan, (iv) prior to the start of construction, shall submit an Environmental Impact Assessment ("**EIA**") acceptable to OPIC that addresses any environmental and social impact for the construction and operation of the proposed project; (v) prior to occupation, shall submit a Life and Fire Safety Plan for OPIC's approval, (vi) any reports or other documentation should be submitted electronically to eia@opic.gov and in hard copy to Director, Environmental

[5] "**Corrupt Practices Laws**" means (a) the Foreign Corrupt Practices Act of 1977 (Pub. L. No. 95-213, §§101-104), as amended, and (b) any other applicable law relating to bribery, kick-backs, or similar business practices.

Affairs, Overseas Private Investment Corporation, 1100 New York Avenue, N.W, Washington, D.C. 20527; and (vii) shall notify OPIC immediately, and in no event later than 48 hours after any of the Borrowers should have become aware through the exercise of reasonable due diligence and care, of any accident that results in the loss of life or that has, or that could reasonably be foreseen to have a material adverse impact on the environment. The Borrowers shall submit to OPIC within 30 days after the occurrence of such event a summary report thereof;

c.) the Borrowers (and the Borrowers' contractors) shall comply with: The International Finance Corporation's (IFC) 2012 Performance Standards and the April 30, 2007 IFC Environmental, Health, and Safety (EHS) General Guidelines;

d.) The Borrowers shall (i) not take any actions to prevent Workers (defined below) from lawfully exercising their rights of association and their right to organize and bargain collectively; (ii) observe applicable laws relating to a minimum age for employment of children, acceptable conditions of work with respect to minimum wages, hours of work, and occupational health and safety; (iii) not use forced or compulsory labor, including, but not limited to any form of slavery, debt bondage or serfdom; (iv) explain, document, and make available in writing and orally to each Worker, information regarding all of their working conditions and terms of employment, including their entitlement to wages and any benefits, prior to the later of (A) thirty (30) days after the date of the Loan Agreement or (B) each Worker commencing work; (v) operate in a manner consistent with the requirements of the International Finance Corporation's Performance Standard 2 on Labor and Working Conditions; (vi) with respect to Workers, not take any actions, or otherwise interfere with, coerce or penalize, on the basis of the right of association or on the basis of organization and collective bargaining activities or membership that may result in any form of retaliation, including, but not limited to, termination, suspension, demotion, blacklisting or transfer of any Worker by the Borrowers, or by an officer, agent or representative thereof; (vii) not employ persons, formally or informally, under the age of fifteen (15) for general work and eighteen (18) for hazardous work, which is work that, by its nature or the circumstances in which it is carried out, is likely to harm the health, safety, or morals of those persons; (viii) not require hourly or quota-based wage Workers to work more than 48 standard hours of work per week and that Workers shall be guaranteed a weekly 24-hour rest period; (ix) pay all wages, including all legally-mandated bonus pay and premium pay for overtime work, in full, in legal tender,

and in a timely fashion, to Workers except when Workers have agreed otherwise; (x) ensure that Workers have the right to remove themselves from hazardous situations without jeopardizing their continued employment; and (xi) require each Project Contractor (defined below), with respect to itself and any of its Project Subcontractors (defined below), to comply with the foregoing requirements; provided that if any applicable law, or collective bargaining agreement, imposes a requirement that is more protective of worker rights than any of the foregoing requirements, the Borrowers shall, and shall cause the Project Contractor(s) and Project Subcontractor(s) to, observe such applicable law or collective bargaining agreement (the requirements set forth above, collectively, the "**Worker Rights Requirements**");

e.) In the event that information concerning non-compliance or potential non-compliance with the Worker Rights Requirements (a "**Worker Rights Non-Compliance**") comes to the attention of a responsible officer of the Borrowers, the Borrowers shall give prompt notice thereof to OPIC. The Borrowers shall use all reasonable efforts, including remediation, to cure or to cause the relevant Project Contractor or Project Subcontractor to cure, or prevent the recurrence of, any Worker Rights Non-Compliance; and

f.) Notwithstanding the foregoing subclauses (c) and (d), the Borrowers shall not be responsible for any Worker Rights Non-Compliance resulting from the actions of a government.

29. Events of Default:

Events or conditions customary to a transaction similar in nature (or, as the case may be, waiver), which cure and/or remedy has not been commenced by the Borrowers after OPIC giving notice to the Borrowers (each, an "**Event of Default**"), including, *inter alia*:

a.) Failure by any of the Borrowers to make any payment due under any Financing Document;
b.) Failure by any of the Borrowers to make a payment on any of its other indebtedness;
c.) Any representation or warranty proves to have been incorrect in any material way when made or deemed made;
d.) Failure by any of the Borrowers to comply with certain covenants, including negative covenants, such covenants to be defined in the Loan Agreement;
e.) Failure by any of the Borrowers to comply with any other covenant or obligation under the Loan Agreement and such failure

shall continue for more than thirty (30) days after the occurrence of such event;

f.) Any approval necessary for the execution, delivery, or performance of any Financing Document or for the validity or enforceability of any of the Borrowers' obligations under any of the Financing Documents is not effected or given or is withdrawn or ceases to remain in full force and effect;

g.) Invalidity or cessation of effectiveness of any Financing Document;

h.) Invalidity or cessation of effectiveness of any Security Document or any of the liens intended to be created thereby;

i.) Bankruptcy or similar event on the part of either of the Borrowers with a grace period of 60 days for rescission or dismissal in the case of an involuntary proceeding;

j.) Any Change of Ownership shall have occurred without prior approval of OPIC;

k.) Failure to maintain at least 25% U.S. direct or indirect ownership of FRRE ; and

l.) Failure of the Sponsor to perform any of its obligations under the Collateral Account agreement.

30. Variations

Should the Relevant Authorities request that the Project is carried out via a joint-venture between FRRE and a Myanmar citizen/company ("**Local Partner**") then:

1) The Loan Agreement will be amended and adjusted accordingly to reflect the request from the Relevant Authorities;
2) FRRE and Local Partner will be considered as joint and several borrowers in the Loan Agreement ("**Onshore Borrowers**"), in accordance with their respective shareholding split in such joint-venture; and

References to the term "Borrowers" hereto shall be construed as references to the term "Onshore Borrowers".

31. Definitions:

"**Change of Ownership**" means any issuance, sale, transfer, or disposition, directly or indirectly, of shares of capital stock of any of the Borrowers other than (i) any issuance, sale, or transfer to a Person who is not a shareholder, which Person will own, after giving effect to such issuance, sale, or transfer, an aggregate amount that is less than ten percent (10%) of the total outstanding capital stock of either of the Borrowers, or (ii) any issuance, sale, or transfer to any shareholder, unless such issuance, sale, or transfer results in a shareholder owning, in the aggregate, ten percent (10%) or more of the total outstanding capital stock of either of the Borrowers and such shareholder did not own ten

percent (10%) or more of the total outstanding capital stock of either of the Borrowers prior to such sale, issuance, or transfer.

“**Default**” means an event or condition that, with the giving of notice, could constitute an Event of Default.

“**Fiscal Quarter**” means the four accounting quarters within the Borrowers’ Fiscal Year (or, as the case may be, waiver).

“**Fiscal Year**” shall begin on April 1 and ends at midnight on March 31 in each calendar year.

“**Free Cash Flow**” means Net Income plus depreciation, amortization, taxes and adjusted for movements in working capital, less any capital expenditures for replacement of assets.

“**GAAP**” means generally accepted accounting principles in the United States of America (as amended, supplemented or re-issued from time to time), applied on a consistent basis both as to classification of items and amounts.

“**IFRS**” means the International Financial Reporting Standards (formerly International Accounting Standards), which are the standards issued by the International Accounting Standards Board together with the interpretations issued by the International Financial Reporting Interpretations Committee of the International Accounting Standards Board (as amended, supplemented or re-issued from time to time), applied on a consistent basis both as to classification of items and amounts.

“**Inverted Domestic Corporation**” means an entity formed outside of the United States which is treated as an inverted domestic corporation under 6 U.S.C. 395(b).

“**Legal Completion**” means and shall occur on the date that OPIC notifies the Borrowers that the tests and conditions set forth below, as well as others to be defined in the Financing Documents, have been accomplished to the satisfaction of OPIC (or, as the case may be, waiver):

(i) The Borrowers shall have good leasehold title, free and clear of all liens and encumbrances (except for liens permitted by the Financing Documents), to all of the land and all building(s), equipment, and facilities required for the Project;

(ii) The Borrowers shall have all permits and licenses necessary to operate the Project;
(iii) The Borrowers shall have met all of its obligations of any kind through Project Completion Date, including, without limitation, payment of all amounts at any time to become due under contracts for construction, procurement, installation, and improvement of land, building(s), equipment, and facilities for the Project;
(iv) The Lease, subleases in excess of one year (if any), and Security Documents have been registered with all Relevant Authorities (if possible under Myanmar policy and taking into consideration the best efforts of the Borrowers) and stamped such that Borrowers shall have granted liens directly in favor of OPIC or through the Security Agent with respect to all of the assets required to be pledged pursuant to the Financing Documents;
(v) Each of the Financing Documents shall be in full force and effect;
(vi) The Borrowers shall have obtained all required insurance; and
(vii) No Event of Default (or condition or event that, with the giving of notice, could constitute an Event of Default) shall have occurred or then exist.

"Physical Completion" means and shall occur on the date that OPIC notifies the Borrowers that the tests and conditions set forth below, as well as others to be defined in the Financing Documents, have been accomplished to the satisfaction of OPIC (or, as the case may be, waiver):

(i) Construction, acquisition, and installation of all infrastructure and equipment necessary for commercial operation of the Project shall be completed and verified by Third Party Consultants and OPIC shall have received a final report on the Project satisfactory to OPIC from them;
(ii) Any construction defects found by the Third Party Consultants shall have been cured; and
(iii) A certificate of occupancy has been issued for the office spaces in the building improvements on the Site.

"Project Completion" means the fulfillment of each of the following conditions (or, as the case may be, waiver):

(a) Both Physical and Legal Completion have occurred;

(b) the Borrowers have maintained a monthly occupancy rate of 80% on an average basis over the last fifteen (15) successive months, based on tenants that meet the Borrowers' tenant qualification criteria, and has shown OPIC evidence to OPIC's satisfaction that the Project has the ability to maintain or exceed 80% average monthly occupancy rate

for an additional twelve (12) months and to to remain in compliance with all financial covenants over such time;

(c) The debt service reserve account is funded to its required balance;

(d) The Borrowers have made at least four principal installment payments under the Loan;

(e) No Default or potential Event of Default has occurred and is continuing.

"Project Completion Date" means the date when OPIC confirms in writing that each of the conditions to Project Completion have been fulfilled (or, as the case may be, waiver).

"**Project Contractor**" means a person that is a party to a Project Contract with the Borrowers.

"**Project Contracts**" means a contract related to the development or operation of the Project between the Borrowers and a Project Contractor.

"**Project Subcontractor**" means a person, other than the Borrowers, that is a party to a contract with a Project Contractor under which the Project Contractor is subcontracting work it has agreed to perform under a Project Contract.

"**Relevant Authorities**" means all national, regional and local governmental authorities in Myanmar, including but not limited to MIC, DICA, the Yangon City Development Committee, the Internal Revenue Department of the Ministry of Finance (Stamp Office), and the Office of Registration of Deeds.

"**Workers**" means, collectively, (a) individuals that are employed directly by the Borrowers, and (b) individuals that, under a Project Contract, perform continuous on-site work that is either (i) of substantial duration or (ii) material to the primary operations of the Project.

Mr. Randolph Post Eddy III
Director
For and on behalf of
Four Rivers Inya Office Co., Ltd.

THIS AGREEMENT ("this Agreement") is made **______________________**

Between

(1) **FOUR RIVERS REAL ESTATE PTE. LTD. (Registration No. 201434483K)** (hereinafter referred to as "the Lender"); and

(2) **FOUR RIVERS INYA OFFICE CO., LTD. (Registration No.___________)** (hereinafter referred to as "the Borrower");

(The Lender and the Borrower shall hereinafter be referred to collectively as "the parties" and each a "party")

WHEREAS

A. Pursuant to a request from the Borrower, the Lender have agreed to advance to the Borrower a loan amounting to UNITED STATES DOLLARS NINE MILLION FIVE HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED AND FIFTY TWO ONLY (US$ 9,546,852) and up to the sum of UNITED STATES DOLLARS TEN MILLION ONLY (US$10,000,000/-) (hereinafter referred to as "the Construction Loan") on the terms as set forth in this Agreement.

NOW THE PARTIES AGREE as follows:

1. LOAN

Subject to the terms and conditions of this Agreement, the Lender will advance to the Borrower, the Construction Loan for the purpose of financing a construction/development project in Myanmar.

2. DISBURSEMENT OF THE LOAN

Subject to the terms of this Agreement, the Loan shall be disbursed in one tranche or several tranches and on the dates mutually agreed between the parties.

3. INTEREST

Interest on the Construction Loan shall accrue from the date of disbursement, at 5.75% per annum calculated on a daily rest basis until the whole of the outstanding Construction Loan together with the interest thereon shall be fully paid and satisfied. The accrued interest due and payable on the Construction Loan shall be paid to the Lender upon full settlement of the Construction Loan.

4. REPAYMENT

4.1 The Borrower shall fully repay the Construction Loan together with accrued interest as mentioned in Clause 3 within ten (10) years from the date of full disbursement of the Construction Loan.

4.2 Pending full repayment of the Loan, the Borrower is permitted to make partial repayment of the Construction Loan from time to time. The Borrower shall prior to making any partial repayment, give to the Lender at least 1 month's notice failing which interest shall be charged on the outstanding Construction Loan which is equivalent to the interest which would have been charged during the period of 1 month prior to repayment if such notice had been given.

4.3 The Borrower's obligation herein shall be discharged upon full repayment of the Construction Loan, accrued interest and where applicable, other monies due and owing by the Borrower to the Lender pursuant to the terms in this Agreement.

4.4 Notwithstanding the above, the whole of the Loan or the balance of the Loan, together with interest thereon shall become immediately due and payable upon the occurrence of any of the following events:

(a) If the Borrower is in default of the payment obligations as set out in this Clause 4 ;

(b) If any step or petition is taken by any person for the dissolution or winding up of the Borrower or for the appointment of a liquidator, receiver and/or manager, administrator, trustee, judicial manager or other similar officer of the Borrower over its assets and undertakings or part thereof; or

(c) If a distress or execution is levied or enforced upon or issued against any part of the properties or assets of the Borrower.

5. BENEFIT OF AGREEMENT

5.1 This Agreement shall be binding until full repayment of the Construction Loan and any or all amounts outstanding herein has been completely paid and settled in full. This Agreement and the terms herein shall be effective to the benefit of, and be enforceable against the respective successors and assigns of the parties hereto.

5.2 The Borrower may not assign or transfer their obligations under this Agreement to any other party without the prior written consent of the Lender.

5.3 Termination of this Agreement shall be without prejudice to any accrued rights and obligations hereunder.

6. SEVERABILITY

6.1 If, at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions, not the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

7. INDEMNITY

7.1 The Borrower shall keep the Lender indemnified against all actions, proceedings, liability, claims, damages, costs and expenses in relation to or arising out of the provision of the Construction Loan.

8. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of Singapore, and the parties hereto hereby submit to the exclusive jurisdiction of the courts of Singapore.

9. ENTIRE AGREEMENT

This Agreement and the documents referred to in it constitute the entire agreement and understanding of the parties relating to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements or correspondence or understanding, express or implied, oral or written. The parties agree that no modifications, variations or amendments shall be made to this Agreement unless otherwise agreed to by the parties in writing.

10. COUNTERPARTS

This Agreement may be signed in any number of counterparts, all of which taken together shall constitute one and the same instrument. Any party may enter into this Agreement by signing any such counterpart and each counterpart may be signed and executed by the parties and transmitted by facsimile transmission and shall be as valid and effectual as if executed as an original.

IN WITNESS WHEREOF the parties have hereunto set their respective hands the day and year first above written.

Signed by)
FOUR RIVERS REAL ESTATE PTE. LTD)
in the presence of: -)

Signed by)
FOUR RIVERS INYA OFFICE CO., LTD)
in the presence of:-)

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED LOAN

Year	Interest rate	Total	2017	2018	2019	2020	2021	2022	2023	2024
OPIC Loan										
Beginning Balance				$ 11,136,411	$ 19,726,118	$ 19,900,000	$ 16,716,000	$ 13,532,000	$ 10,348,000	$ 7,164,000
Drawdowns		$ 19,900,000	$ 11,136,411	$ 8,589,707	$ 173,882					
Loan Repayment										
Principal		$ (19,900,000)			$ -	$ (3,184,000)	$ (3,184,000)	$ (3,184,000)	$ (3,184,000)	$ (3,184,000)
Interest	5.75%	$ (4,828,629)	$ (256,362)	$ (855,954)	$ (1,073,095)	$ (892,515)	$ (709,435)	$ (526,355)	$ (343,275)	$ (160,195)
Ending Balance			$ 11,136,411	$ 19,726,118	$ 19,900,000	$ 16,716,000	$ 13,532,000	$ 10,348,000	$ 7,164,000	$ 3,980,000
Four Rivers Holding Co loan										
Beginning Balance			$ -	$ 1,504,548	$ 5,504,548	$ 9,546,852	$ 8,592,167	$ 7,637,482	$ 6,682,796	$ 5,728,111
Drawdowns		$ 9,546,852	$ 1,504,548	$ 4,000,000	$ 4,042,304					
Loan Repayment										
Principal		$ (9,546,852)				$ (954,685)	$ (954,685)	$ (954,685)	$ (954,685)	$ (954,685)
Interest	5.75%	$ (3,405,994)	$ (16,221)	$ (172,761)	$ (403,674)	$ (528,359)	$ (473,464)	$ (418,570)	$ (363,675)	$ (308,781)
Ending Balance			$ 1,504,548	$ 5,504,548	$ 9,546,852	$ 8,592,167	$ 7,637,482	$ 6,682,796	$ 5,728,111	$ 4,773,426
Total interest		**$ 8,234,623**	**$ 272,583**	**$ 1,028,715**	**$ 1,476,769**	**$ 1,420,874**	**$ 1,182,899**	**$ 944,925**	**$ 706,950**	**$ 468,976**
OPIC Loan										
Commitment Fee		$ 77,619	$ 63,287	$ 14,332						
Lender Facility Fee		$ 199,000	$ 199,000							
Upfront Transaction Costs		$ 450,000	$ 450,000							
Loan Maintenance Fee		$ 120,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Total financing fee		**$ 846,619**	**$ 727,287**	**$ 29,332**	**$ 15,000**	**$ 15,000**	**$ 15,000**	**$ 15,000**	**$ 15,000**	**$ 15,000**

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Proposed Investment in The Rep

PROJECTED LOAN

Year	Interest rate	2025	2026	2027	2028	2029	2030
OPIC Loan							
Beginning Balance		$ 3,980,000	$ 796,000	$ -	$ -	$ -	$ -
Drawdowns							
Loan Repayment							
Principal		$ (3,184,000)	$ (796,000)				
Interest	5.75%	$ (11,443)	$ -				
Ending Balance		$ 796,000	$ -	$ -	$ -	$ -	$ -
Four Rivers Holding Co loan							
Beginning Balance		$ 4,773,426	$ 3,818,741	$ 2,864,056	$ 1,909,370	$ 954,685	$ -
Drawdowns							
Loan Repayment							
Principal		$ (954,685)	$ (954,685)	$ (954,685)	$ (954,685)	$ (954,685)	
Interest	5.75%	$ (253,887)	$ (198,992)	$ (144,098)	$ (89,203)	$ (34,309)	$ -
Ending Balance		$ 3,818,741	$ 2,864,056	$ 1,909,370	$ 954,685	$ -	$ -
Total interest		**$ 265,329**	**$ 198,992**	**$ 144,098**	**$ 89,203**	**$ 34,309**	**$ -**
OPIC Loan							
Commitment Fee							
Lender Facility Fee							
Upfront Transaction Costs							
Loan Maintenance Fee							
Total financing fee		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED LOAN REPAYMENT SCHEDULE
OVERSEAS PRIVATE AND INVESTMENT CORPORATION (OPIC) LOAN
The U.S. Government's Development Finance Institution

Loan Tenure: 8 years including 2 years grace period
Interest Rate: 5.75% per annum

(US$)

Year		Period beginning	Period ending	No of days in period	LOAN PRINCIPAL Loan Principal	Beginning Balance	Drawdowns	Repayment	Ending Balance	INTEREST Total
										5.75%
2017	Q1	01-01-17	31-03-17	89	$ 19,900,000	$ -	$ 3,826,205		$ 3,826,205	$ -
	Q2	01-04-17	30-06-17	90		$ 3,826,205	$ 2,113,808		$ 5,940,013	$ 55,002
	Q3	01-07-17	30-09-17	91		$ 5,940,013	$ 2,127,671		$ 8,067,684	$ 85,388
	Q4	01-10-17	31-12-17	91		$ 8,067,684	$ 3,068,727		$ 11,136,411	$ 115,973
2018	Q1	01-01-18	31-03-18	89		$ 11,136,411	$ 2,704,126		$ 13,840,537	$ 160,086
	Q2	01-04-18	30-06-18	90		$ 13,840,537	$ 2,721,861		$ 16,562,398	$ 198,958
	Q3	01-07-18	30-09-18	91		$ 16,562,398	$ 1,442,874		$ 18,005,272	$ 238,084
	Q4	01-10-18	31-12-18	91		$ 18,005,272	$ 1,720,846		$ 19,726,118	$ 258,826
2019	Q1	01-01-19	31-03-19	89		$ 19,726,118	$ 173,882	$ (796,000)	$ 19,104,000	$ 283,563
	Q2	01-04-19	30-06-19	90		$ 19,104,000		$ (796,000)	$ 18,308,000	$ 274,620
	Q3	01-07-19	30-09-19	91		$ 18,308,000		$ (796,000)	$ 17,512,000	$ 263,178
	Q4	01-10-19	31-12-19	91		$ 17,512,000		$ (796,000)	$ 16,716,000	$ 251,735
2020	Q1	01-01-20	31-03-20	90		$ 16,716,000		$ (796,000)	$ 15,920,000	$ 240,293
	Q2	01-04-20	30-06-20	90		$ 15,920,000		$ (796,000)	$ 15,124,000	$ 228,850
	Q3	01-07-20	30-09-20	91		$ 15,124,000		$ (796,000)	$ 14,328,000	$ 217,408
	Q4	01-10-20	31-12-20	91		$ 14,328,000		$ (796,000)	$ 13,532,000	$ 205,965
2021	Q1	01-01-21	31-03-21	89		$ 13,532,000		$ (796,000)	$ 12,736,000	$ 194,523
	Q2	01-04-21	30-06-21	90		$ 12,736,000		$ (796,000)	$ 11,940,000	$ 183,080
	Q3	01-07-21	30-09-21	91		$ 11,940,000		$ (796,000)	$ 11,144,000	$ 171,638
	Q4	01-10-21	31-12-21	91		$ 11,144,000		$ (796,000)	$ 10,348,000	$ 160,195

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED LOAN REPAYMENT SCHEDULE
OVERSEAS PRIVATE AND INVESTMENT CORPORATION (OPIC) LOAN
The U.S. Government's Development Finance Institution

Loan Tenure: 8 years including 2 years grace period
Interest Rate: 5.75% per annum

(US$)

Year		Period beginning	Period ending	No of days in period	LOAN PRINCIPAL Loan Principal	Beginning Balance	Drawdowns	Repayment	Ending Balance	INTEREST Total
										5.75%
2022	Q1	01-01-22	31-03-22	89		$ 10,348,000		$ (796,000)	$ 9,552,000	$ 148,753
	Q2	01-04-22	30-06-22	90		$ 9,552,000		$ (796,000)	$ 8,756,000	$ 137,310
	Q3	01-07-22	30-09-22	91		$ 8,756,000		$ (796,000)	$ 7,960,000	$ 125,868
	Q4	01-10-22	31-12-22	91		$ 7,960,000		$ (796,000)	$ 7,164,000	$ 114,425
2023	Q1	01-01-23	31-03-23	89		$ 7,164,000		$ (796,000)	$ 6,368,000	$ 102,983
	Q2	01-04-23	30-06-23	90		$ 6,368,000		$ (796,000)	$ 5,572,000	$ 91,540
	Q3	01-07-23	30-09-23	91		$ 5,572,000		$ (796,000)	$ 4,776,000	$ 80,098
	Q4	01-10-23	31-12-23	91		$ 4,776,000		$ (796,000)	$ 3,980,000	$ 68,655
2024	Q1	01-01-24	31-03-24	90		$ 3,980,000		$ (796,000)	$ 3,184,000	$ 57,213
	Q2	01-04-24	30-06-24	90		$ 3,184,000		$ (796,000)	$ 2,388,000	$ 45,770
	Q3	01-07-24	30-09-24	91		$ 2,388,000		$ (796,000)	$ 1,592,000	$ 34,328
	Q4	01-10-24	31-12-24	91		$ 1,592,000		$ (796,000)	$ 796,000	$ 22,885
2025	Q1	01-01-25	31-03-25	89		$ 796,000		$ (796,000)	$ -	$ 11,443
	Q2	01-04-25	30-06-25	90		$ -			$ -	$ -
				Total	**$ 19,900,000**		**$ 19,900,000**	**$ (19,900,000)**		**$ 4,828,629**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED LOAN REPAYMENT SCHEDULE

Four Rivers Loan

Loan Tenure: 10 years

Interest rate: 5.75%

(US$)

Year	Period	Period beginning	Period ending	No of days in period	Loan Principal	LOAN PRINCIPAL Beginning Balance	Drawdowns	Repayment	Ending Balance	INTEREST Total
										5.75%
2017	Q1	01-01-17	31-03-17	89		$ -	$ 376,137		$ 376,137	$ -
	Q2	01-04-17	30-06-17	90		$ 376,137	$ 376,137		$ 752,274	$ -
	Q3	01-07-17	30-09-17	91		$ 752,274	$ 376,137		$ 1,128,411	$ -
	Q4	01-10-17	31-12-17	91		$ 1,128,411	$ 376,137		$ 1,504,548	$ 16,221
2018	Q1	01-01-18	31-03-18	89		$ 1,504,548	$ 1,000,000		$ 2,504,548	$ 21,628
	Q2	01-04-18	30-06-18	90		$ 2,504,548	$ 1,000,000		$ 3,504,548	$ 36,003
	Q3	01-07-18	30-09-18	91		$ 3,504,548	$ 1,000,000		$ 4,504,548	$ 50,378
	Q4	01-10-18	31-12-18	91		$ 4,504,548	$ 1,000,000		$ 5,504,548	$ 64,753
2019	Q1	01-01-19	31-03-19	89		$ 5,504,548	$ 1,010,576		$ 6,515,124	$ 79,128
	Q2	01-04-19	30-06-19	90		$ 6,515,124	$ 1,010,576		$ 7,525,700	$ 93,655
	Q3	01-07-19	30-09-19	91		$ 7,525,700	$ 1,010,576		$ 8,536,276	$ 108,182
	Q4	01-10-19	31-12-19	91		$ 8,536,276	$ 1,010,576		$ 9,546,852	$ 122,709
2020	Q1	01-01-20	31-03-20	90		$ 9,546,852		$ (238,671)	$ 9,308,181	$ 137,236
	Q2	01-04-20	30-06-20	90		$ 9,308,181		$ (238,671)	$ 9,069,509	$ 133,805
	Q3	01-07-20	30-09-20	91		$ 9,069,509		$ (238,671)	$ 8,830,838	$ 130,374
	Q4	01-10-20	31-12-20	91		$ 8,830,838		$ (238,671)	$ 8,592,167	$ 126,943
2021	Q1	01-01-21	31-03-21	89		$ 8,592,167		$ (238,671)	$ 8,353,496	$ 123,512
	Q2	01-04-21	30-06-21	90		$ 8,353,496		$ (238,671)	$ 8,114,824	$ 120,081
	Q3	01-07-21	30-09-21	91		$ 8,114,824		$ (238,671)	$ 7,876,153	$ 116,651
	Q4	01-10-21	31-12-21	91		$ 7,876,153		$ (238,671)	$ 7,637,482	$ 113,220
2022	Q1	01-01-22	31-03-22	89		$ 7,637,482		$ (238,671)	$ 7,398,810	$ 109,789
	Q2	01-04-22	30-06-22	90		$ 7,398,810		$ (238,671)	$ 7,160,139	$ 106,358
	Q3	01-07-22	30-09-22	91		$ 7,160,139		$ (238,671)	$ 6,921,468	$ 102,927
	Q4	01-10-22	31-12-22	91		$ 6,921,468		$ (238,671)	$ 6,682,796	$ 99,496
2023	Q1	01-01-23	31-03-23	89		$ 6,682,796		$ (238,671)	$ 6,444,125	$ 96,065
	Q2	01-04-23	30-06-23	90		$ 6,444,125		$ (238,671)	$ 6,205,454	$ 92,634
	Q3	01-07-23	30-09-23	91		$ 6,205,454		$ (238,671)	$ 5,966,783	$ 89,203
	Q4	01-10-23	31-12-23	91		$ 5,966,783		$ (238,671)	$ 5,728,111	$ 85,772

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED LOAN REPAYMENT SCHEDULE

Four Rivers Loan

Loan Tenure: 10 years

Interest rate: 5.75%

(US$)

Year	Period	Period beginning	Period ending	No of days in period	LOAN PRINCIPAL Loan Principal	Beginning Balance	Drawdowns	Repayment	Ending Balance	INTEREST Total
										5.75%
2024	Q1	01-01-24	31-03-24	90		$ 5,728,111		$ (238,671)	$ 5,489,440	$ 82,342
	Q2	01-04-24	30-06-24	90		$ 5,489,440		$ (238,671)	$ 5,250,769	$ 78,911
	Q3	01-07-24	30-09-24	91		$ 5,250,769		$ (238,671)	$ 5,012,097	$ 75,480
	Q4	01-10-24	31-12-24	91		$ 5,012,097		$ (238,671)	$ 4,773,426	$ 72,049
2025	Q1	01-01-25	31-03-25	89		$ 4,773,426		$ (238,671)	$ 4,534,755	$ 68,618
	Q2	01-04-25	30-06-25	90		$ 4,534,755		$ (238,671)	$ 4,296,083	$ 65,187
	Q3	01-07-25	30-09-25	91		$ 4,296,083		$ (238,671)	$ 4,057,412	$ 61,756
	Q4	01-10-25	31-12-25	91		$ 4,057,412		$ (238,671)	$ 3,818,741	$ 58,325
2026	Q1	01-01-26	31-03-26	89		$ 3,818,741		$ (238,671)	$ 3,580,070	$ 54,894
	Q2	01-04-26	30-06-26	90		$ 3,580,070		$ (238,671)	$ 3,341,398	$ 51,463
	Q3	01-07-26	30-09-26	91		$ 3,341,398		$ (238,671)	$ 3,102,727	$ 48,033
	Q4	01-10-26	31-12-26	91		$ 3,102,727		$ (238,671)	$ 2,864,056	$ 44,602
2027	Q1	01-01-27	31-03-27	89		$ 2,864,056		$ (238,671)	$ 2,625,384	$ 41,171
	Q2	01-04-27	30-06-27	90		$ 2,625,384		$ (238,671)	$ 2,386,713	$ 37,740
	Q3	01-07-27	30-09-27	91		$ 2,386,713		$ (238,671)	$ 2,148,042	$ 34,309
	Q4	01-10-27	31-12-27	91		$ 2,148,042		$ (238,671)	$ 1,909,370	$ 30,878
2028	Q1	01-01-28	31-03-28	90		$ 1,909,370		$ (238,671)	$ 1,670,699	$ 27,447
	Q2	01-04-28	30-06-28	90		$ 1,670,699		$ (238,671)	$ 1,432,028	$ 24,016
	Q3	01-07-28	30-09-28	91		$ 1,432,028		$ (238,671)	$ 1,193,357	$ 20,585
	Q4	01-10-28	31-12-28	91		$ 1,193,357		$ (238,671)	$ 954,685	$ 17,154
2029	Q1	01-01-29	31-03-29	89		$ 954,685		$ (238,671)	$ 716,014	$ 13,724
	Q2	01-04-29	30-06-29	90		$ 716,014		$ (238,671)	$ 477,343	$ 10,293
	Q3	01-07-29	30-09-29	91		$ 477,343		$ (238,671)	$ 238,671	$ 6,862
	Q4	01-10-29	31-12-29	91		$ 238,671		$ (238,671)	$ -	$ 3,431
2030	Q1	01-01-30	31-03-30	89		$ -		$ -	$ -	$ -
				Total	**$ -**		**$ 9,546,852**	**$ (9,546,852)**		**$ 3,405,994**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED LOAN REPAYMENT SCHEDULE
OVERSEAS PRIVATE AND INVESTMENT CORPORATION (OPIC) LOAN - FINANCING FEE
The U.S. Government's Development Finance Institution

(US$)

Year		Period beginning	Period ending	No of days in period	LOAN PRINCIPAL: Loan Principal	Beginning Balance	Drawdowns	Repayment	Ending Balance	FINANCING FEE: Commitment Fee	Lender Facility Fee	Upfront Transaction Costs	Loan Maintenance Fee	Total
2017	Q1	01-01-17	31-03-17	89	$ 19,900,000	$ -	$ 3,826,205	$ -	$ 3,826,205	$ 20,092	$ 199,000	$ 450,000	$ -	$ 669,092
	Q2	01-04-17	30-06-17	90		$ 3,826,205	$ 2,113,808	$ -	$ 5,940,013	$ 17,450	$ -	$ -	$ -	$ 17,450
	Q3	01-07-17	30-09-17	91		$ 5,940,013	$ 2,127,671	$ -	$ 8,067,684	$ 14,790	$ -	$ -	$ -	$ 14,790
	Q4	01-10-17	31-12-17	91		$ 8,067,684	$ 3,068,727	$ -	$ 11,136,411	$ 10,954	$ -		$ 15,000	$ 25,954
2018	Q1	01-01-18	31-03-18	89		$ 11,136,411	$ 2,704,126	$ -	$ 13,840,537	$ 7,574	$ -	$ -	$ -	$ 7,574
	Q2	01-04-18	30-06-18	90		$ 13,840,537	$ 2,721,861	$ -	$ 16,562,398	$ 4,172	$ -	$ -	$ -	$ 4,172
	Q3	01-07-18	30-09-18	91		$ 16,562,398	$ 1,442,874	$ -	$ 18,005,272	$ 2,368	$ -	$ -	$ -	$ 2,368
	Q4	01-10-18	31-12-18	91		$ 18,005,272	$ 1,720,846	$ -	$ 19,726,118	$ 217	$ -	$ -	$ 15,000	$ 15,217
2019	Q1	01-01-19	31-03-19	89		$ 19,726,118	$ 173,882	$ (796,000)	$ 19,104,000	$ -	$ -	$ -	$ -	$ -
	Q2	01-04-19	30-06-19	90		$ 19,104,000	$ -	$ (796,000)	$ 18,308,000	$ -	$ -	$ -	$ -	$ -
	Q3	01-07-19	30-09-19	91		$ 18,308,000	$ -	$ (796,000)	$ 17,512,000	$ -	$ -	$ -	$ -	$ -
	Q4	01-10-19	31-12-19	91		$ 17,512,000	$ -	$ (796,000)	$ 16,716,000	$ -	$ -	$ -	$ 15,000	$ 15,000
2020	Q1	01-01-20	31-03-20	90		$ 16,716,000	$ -	$ (796,000)	$ 15,920,000	$ -	$ -	$ -	$ -	$ -
	Q2	01-04-20	30-06-20	90		$ 15,920,000	$ -	$ (796,000)	$ 15,124,000	$ -	$ -	$ -	$ -	$ -
	Q3	01-07-20	30-09-20	91		$ 15,124,000	$ -	$ (796,000)	$ 14,328,000	$ -	$ -	$ -	$ -	$ -
	Q4	01-10-20	31-12-20	91		$ 14,328,000		$ (796,000)	$ 13,532,000	$ -	$ -	$ -	$ 15,000	$ 15,000
2021	Q1	01-01-21	31-03-21	89		$ 13,532,000		$ (796,000)	$ 12,736,000	$ -	$ -	$ -	$ -	$ -
	Q2	01-04-21	30-06-21	90		$ 12,736,000		$ (796,000)	$ 11,940,000	$ -	$ -	$ -	$ -	$ -
	Q3	01-07-21	30-09-21	91		$ 11,940,000		$ (796,000)	$ 11,144,000	$ -	$ -	$ -	$ -	$ -
	Q4	01-10-21	31-12-21	91		$ 11,144,000		$ (796,000)	$ 10,348,000	$ -	$ -	$ -	$ 15,000	$ 15,000
2022	Q1	01-01-22	31-03-22	89		$ 10,348,000		$ (796,000)	$ 9,552,000	$ -	$ -	$ -	$ -	$ -
	Q2	01-04-22	30-06-22	90		$ 9,552,000		$ (796,000)	$ 8,756,000	$ -	$ -	$ -	$ -	$ -
	Q3	01-07-22	30-09-22	91		$ 8,756,000		$ (796,000)	$ 7,960,000	$ -	$ -	$ -	$ -	$ -
	Q4	01-10-22	31-12-22	91		$ 7,960,000		$ (796,000)	$ 7,164,000	$ -	$ -	$ -	$ 15,000	$ 15,000

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

PROJECTED LOAN REPAYMENT SCHEDULE
OVERSEAS PRIVATE AND INVESTMENT CORPORATION (OPIC) LOAN - FINANCING FEE
The U.S. Government's Development Finance Institution

(US$)

Year		Period beginning	Period ending	No of days in period	LOAN PRINCIPAL: Loan Principal	Beginning Balance	Drawdowns	Repayment	Ending Balance	FINANCING FEE: Commitment Fee	Lender Facility Fee	Upfront Transaction Costs	Loan Maintenance Fee	Total
2023	Q1	01-01-23	31-03-23	89		$ 7,164,000		$ (796,000)	$ 6,368,000	$ -	$ -	$ -	$ -	$ -
	Q2	01-04-23	30-06-23	90		$ 6,368,000		$ (796,000)	$ 5,572,000	$ -	$ -	$ -	$ -	$ -
	Q3	01-07-23	30-09-23	91		$ 5,572,000		$ (796,000)	$ 4,776,000	$ -	$ -	$ -	$ -	$ -
	Q4	01-10-23	31-12-23	91		$ 4,776,000		$ (796,000)	$ 3,980,000	$ -	$ -	$ -	$ 15,000	$ 15,000
2024	Q1	01-01-24	31-03-24	90		$ 3,980,000		$ (796,000)	$ 3,184,000	$ -	$ -	$ -	$ -	$ -
	Q2	01-04-24	30-06-24	90		$ 3,184,000		$ (796,000)	$ 2,388,000	$ -	$ -	$ -	$ -	$ -
	Q3	01-07-24	30-09-24	91		$ 2,388,000		$ (796,000)	$ 1,592,000	$ -	$ -	$ -	$ -	$ -
	Q4	01-10-24	31-12-24	91		$ 1,592,000		$ (796,000)	$ 796,000	$ -	$ -	$ -	$ 15,000	$ 15,000
2025	Q1	01-01-25	31-03-25	89		$ 796,000		$ (796,000)	$ -	$ -	$ -	$ -	$ -	$ -
	Q2	01-04-25	30-06-25	90		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -
				Total	**$ 19,900,000**		**$ 19,900,000**	**$ (19,900,000)**		**$ 77,619**	**$ 199,000**	**$ 450,000**	**$ 120,000**	**$ 846,619**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Condition of Economic Justification

		US$ (Million)	Equivalent in MMK (Million)
(i) Estimated Annual Net Profit	$	7.292	MMK 8,750
(ii) Estimated annual income and expenditure in terms of foreign currency;			
Annual Rental Income	$	15.649	MMK 18,779
Annual Service Income	$	1.565	MMK 1,878
Total Annual Revenue	$	17.214	MMK 20,656
Annual Expenditure	$	9.922	MMK 11,906

(iii) Investment recoupment period 14 years

(iv) New employment opportunities	Construction	Office Tower	Total	Percentage
Employment from local	281	51	332	90%
Required Technicians and Executives from abroad	34	1	35	10%
Creation of employment - Total	**315**	**52**	**367**	**100%**

Four Rivers Inya Office Co. Ltd.

Proposed Investment in The Republic Of The Union Of Myanmar

Condition of Economic Justification

(continued from previous page/-)

(v) Contribution to national income and tax generation

		US$ (Million)	Equivalent in MMK (Million)
Commercial tax (5%)	$	31.8454	
Stamp duty	$	0.037	
Property tax	$	28.488	
Corporate tax (25%)	$	88.911	
Withholding tax on interest (15%)	$	1.068	
CSR expense	$	5.403	
Total	**$**	**155.753**	**MMK 186,904**

(vi) Market access for domestic and export

Creation and leasing of Office Tower to international clients

Net leasable area	139,640	Sq-ft
CFA	249,411	Sq-ft

(vii) Local consumption requirement

- Shortage of Offices for international clients

ပြည်ထောင်စု သမ္မတ မြန်မာနိုင်ငံတော်
အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE
၃၀၀ကျပ် K 300
09 MAR 2016

PRE-LEASE AND ADVANCE PAYMENT AGREEMENT

This Pre-Lease and Advance Payment Agreement (the "**Agreement**" or "**PLAPA**") made and entered into as of the 2016 (the "**Effective Date**") by and between:

1. **DAW THAN THAN HTUT** a citizen of Myanmar holding national registration card No. 12/YaKaNa(N)027324, a copy of which is attached as **Exhibit 1** to this Agreement and currently residing at No.(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon Region, Myanmar (hereinafter referred to referred as the "**Land-Owner**"); and

2. **FOUR RIVERS REAL ESTATE PTE. LTD,** a limited liability company duly incorporated and organized pursuant to the laws of Singapore, and having its registered office at No.77, Robinson Road, #16-00, Robinson 77, Singapore 068896, (hereinafter referred to as the "**Investor**"), which certificate of incorporation is attached as **Exhibit 2** to this Agreement.

   The Investor is represented by Randolph Post Eddy III, who is a director of the Investor, and whose passport copy is attached as **Exhibit 3** to this Agreement.

Each a "**Party**" and collectively referred to as the "**Parties**", which expression shall, unless the context otherwise requires, be deemed to include a Party's legal successors and permitted assigns.

INTRODUCTION:

A. The Land-Owner collectively holds a freehold legal interest in respect of the land survey plots No.5-A/1 (0.240 acres) and 5-A/2 (0.240 acres), located at No. 20, Kabar Aye Pagoda Road, Yankin Township, Yangon}in the Republic of the Union of Myanmar ("**Myanmar**") having a total area of 0.480 acres (the "**Land**") which is more particularly described in the land map attached to the draft land lease agreement attached as **Annex A** to this Agreement (the "**Land Lease Agreement**");

B. The Investor intends to establish a limited liability company in Myanmar (the "**MyaCo**") for the development of a commercial building project on the Land (the "**Project**") none of which offices or units shall be used for or in connection with religious or political purposes, or activities which may violate the laws or be contrary with the good moral and peaceful order of the public or which may be hazardous to the sanitary and public health of Myanmar, and the Investor undertakes to include such covenant in the respective lease agreement(s) which are entered into by the MyaCo and the relevant tenants of such offices or units. Without any obligation on either side, if it is agreed by the Parties to negotiate and reach an agreement on the terms and conditions of a joint venture agreement to be executed between them (the "**Joint Venture Agreement**") and which shall be submitted to the Myanmar Investment Commission (the "**MIC**") as part of an application by the Investor for an investment permit under the Myanmar Foreign Investment Law of 2012 (the "**MIC Permit**");

C. While the application of the MIC Permit is being processed by the MIC, the Land-Owner undertakes to commence the necessary approval procedure(s) before the Yangon City Development Committee ("**YCDC**") and other authorities in Myanmar which allow the demolishment of the present buildings and structures on the Land, and remove all materials and equipment that are or may be on the Land. Upon the issuance of the MIC Permit to the MyaCo, after obtaining the approval(s) from YCDC, and after receiving payment of the First Rental Period, the Land-Owner has agreed to demolish all the current buildings and structures, and remove all materials and equipment that are or may be on the Land, and deliver the Land to the MyaCo free and clear of any such obstructions which would prevent the commencement of the Project according to schedule. The Land-Owner shall endeavor to complete the aforementioned demolishment and removal within a period ranging 8-10 weeks.

D. The Land-Owner has agreed to lease the Land to the MyaCo immediately upon receipt by (i) the MyaCo of the final permit to trade and certificate of incorporation issued by the Directorate of Investment and Company Administration (the "**DICA**"), and (ii) the Investor of an original MIC Permit in relation to the Project (the date of the receipt of such MIC Permit by the Investor, the "**MIC Approval Date**"; each of (i) and (ii) a "**Condition**" and together the "**Conditions**"), whereupon the Land-Owner and the MyaCo shall immediately sign the Land Lease Agreement for a term of 40 years, in the form submitted to and approved by the MIC and attached hereto as **Annex A**;

E. To confirm the Land-Owner's intention of leasing the Land to the MyaCo upon its establishment, as well as to allow the Investor to secure the Land for the Project while the MyaCo is being incorporated, the Investor hereby agrees to pay the Advance Payment (as defined below) for the Land by way of (and to be credited as) an advance payment of rent to be paid under the Land Lease Agreement for and on behalf of the MyaCo and the Land-Owner agrees to accept such payment according to the terms and conditions set out in this Agreement;

F. The Land-Owner agrees that it will lease the Land to the MyaCo on an exclusive basis and agrees that it will not discuss, negotiate or enter into any agreement or arrangement with

any other person in relation to the sale, transfer, lease, assignment or other disposal of the Land once this Agreement is signed by each Party hereto; and

G. The Land-Owner agrees and acknowledges that the Investor shall have the right to assign its rights under this Agreement (i) to the MyaCo upon its formation or to any other affiliate of Investor (in Myanmar or abroad) or (ii) to any lender to the MyaCo or to any such affiliate, or (iii) to any security agent or trustee appointed by that lender to hold security on its behalf, or (iv) to any other person notified in writing by that lender as transferee of the rights hereunder on exercise of its rights of enforcement of that security, without any consent being required from the Land-Owner and only on written notice being given to the Land-Owner of such assignment by the Investor or such lender as the case may be. Should such assignment happen, all other terms, conditions, requirements and specifications contained in this Agreement shall remain unchanged and be in full force and effect.

OPERATIVE PROVISIONS OF THE AGREEMENT

1. Lease of the Land: The Parties agree that the Land shall be leased to the MyaCo by the Land-Owner on the terms set out in the Land Lease Agreement to be executed between the Land-Owner and the MyaCo on fulfillment of the Conditions set out in Paragraph D of the introduction to this Agreement, and such terms shall include but not be limited to the following:

Leased land: the entire Land as described in the land map attached in the Land Lease Agreement as **Annex 2.**

Term: the lease term for the Land shall be for 40 years ("**Term**").

Rent: USD52,500/- per month totaling USD36,023,048/- for the Term, payable in the installments and on the dates set forth below, and subject to Rent Adjustment if applicable.

Rent Adjustment: Subject to Clause 5 and Clause 6

Rental Periods: The Rent payable under the Land Lease Agreement shall be based on the following rental periods (collectively the "**Rental Periods**"):

1. "**First Rental Period**": an initial 2 year period commencing from the MIC Approval Date;
2. "**Second Rental Period**": the next 3-year period commencing from the third anniversary of the MIC Approval Date;
3. "**Third Rental Period**": the next 5-year period commencing from the sixth anniversary of the MIC Approval Date;
4. "**Fourth Rental Period**": the next 5-year period commencing from the eleventh anniversary of the MIC Approval Date;

5. "**Fifth Rental Period**": the next 5-year period commencing from the sixteenth anniversary of the MIC Approval Date;
6. "**Sixth Rental Period**": the next 5-year period commencing from the twenty-first anniversary of the MIC Approval Date;
7. "**Seventh Rental Period**": the next 5-year period commencing from the twenty-sixth anniversary of the MIC Approval Date;
8. "**Eighth Rental Period**": the next 5-year period commencing from the thirty-first anniversary of the MIC Approval Date; and
9. "**Ninth Rental Period**": the final 5-year period commencing from the thirty-sixth anniversary of the MIC Approval Date.

<u>Rent Payment Schedule:</u> See table below.

Rent Payment Schedule	Amount (USD)	Total Payments (USD)
1. Advance Payment upon signing of this Agreement: (Estimated to happen in Q1 2016)	$25,000	$25,000
2. Within ten (10) working days of the MIC Approval Date: First Rental Period: twenty-four (24) months of Rent, equivalent to the balance remaining for the first two (2) years of Rent payable under the Land Lease Agreement, minus the Advance Payment. (Estimated to happen in Q3 2016)	$1,235,000	$1,260,000
3. Second Rental Period: (Estimated to happen in Q3 2018)	$1,890,000	$3,150,000
4. Third Rental Period: Subject to 10% Rent increase from the Second Rental Period, such percentage to be determined as set out in <u>Clause 5</u> and <u>Clause 6</u> below: 60 months' Rent. (Estimated to happen in Q3 2021)	$3,465,000	$6,615,000

Rent Payment Schedule	Amount (USD)	Total Payments (USD)
5. Fourth Rental Period: Subject to 10% Rent increase from the Third Rental Period, such percentage to be determined as set out in Clause 5 and Clause 6 below: 60 months' Rent. (Estimated to happen in Q3 2026)	$3,811,500	$10,426,500
6. Fifth Rental Period: Subject to 10% Rent increase from the Fourth Rental Period, such percentage to be determined as set out in Clause 5 and Clause 6 below: 60 months' Rent. (Estimated to happen in Q3 2031)	$4,192,650	$14,619,150
7. Sixth Rental Period: Subject to 10% Rent increase from the Fifth Rental Period, such percentage to be determined as set out in Clause 5 and Clause 6 below: 60 months' Rent. (Estimated to happen in Q3 2036)	$4,611,915	$19,231,065
8. Seventh Rental Period: Subject to 10% Rent increase from the Sixth Rental Period, such percentage to be determined as set out in Clause 5 and Clause 6 below: 60 months' Rent. (Estimated to happen in Q3 2041)	$5,073,107	$24,304,172
9. Eight Rental Period: Subject to 10% Rent increase from the Seventh Rental Period, such percentage to be determined as set out in Clause 5 and Clause 6 below: 60 months' Rent. (Estimated to happen in Q3 2046)	$5,580,417	$29,884,589

Rent Payment Schedule	Amount (USD)	Total Payments (USD)
10. Ninth Rental Period: Subject to 10% Rent increase from the Eighth Rental Period, such percentage to be determined as set out in Clause 5 and Clause 6 below: 60 months' Rent. (Estimated to happen in Q3 2051)	$6,138,459	**$36,023,048**

Advance Payment: Upon receipt of the relevant invoice from the Land-Owner which shall include clear identification details such as the name and NRC of the payee, number and purpose of the invoice, applicable tax rate, bank account details, etc., the sum of USD25,000 to be paid on the later to occur of (i) signing of this Agreement and (ii) ten (10) business days following satisfaction of the conditions set out in Clause 7 to the satisfaction of the Investor, as the advance payment of Rent payable under the Land Lease Agreement (the "**Advance Payment**"), such that the amount of the Advance Payment paid to the Land-Owner will be deducted from and offset against the amount of the Rent payable under the Land Lease Agreement.

2. For the avoidance of doubt, the Investor and/or the MyaCo shall not be required to pay any additional moneys over and above the Advance Payment for securing the lease of the Land. The Investor shall be entitled if required under Myanmar law to make any deduction or withholding on account of taxes for making payment to the Land-Owner under the Land Lease Agreement, and shall deliver to the Land-Owner documentary evidence that the tax has been paid to the appropriate taxation authority.

3. However, if the building completion certificate is not obtained on or before the First Rental Period (due to reasons outside the control of the Investor and the Investor using its best efforts to obtain the building completion certificate in a timely manner), the Parties agree to discuss amicably on a reasonably reduced of the Rent for such period of time from the First Rental Period to the date of the building completion certificate.

4. Payment terms for Advance Payment. Subject to the terms and conditions set out in this Agreement and in particular to the conditions set out in Clause 7 below, the Investor shall pay the Advance Payment to the Land-Owner by wire transfer and into the nominated bank account detailed below, in accordance with the Rental Payment Schedule in Clause 1 above:

Nominated bank account:

Beneficiary Name:	U Ko Ko Lin.
Beneficiary Account no.:	0016-1012-0000-6308.

Beneficiary Address:	No.(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon, Myanmar.
Beneficiary Bank:	CB Bank Saya San Branch (Saya San Plaza).
Beneficiary Bank address:	No. (5/A), First Floor, New University Avenue Road, Corner of Saya San Road, Bahan Township, Yangon, Myanmar.
SWIFT code:	CPOBMMMY.

The Land-Owner can change the aforementioned bank account information, provided (i) sufficient notice is given to the Lessee and (ii) that any such bank account will not be open at any financial institution which appears and/or is directly and/or indirectly related to any blacklist from any country, including (a) the Specially Designated Nationals and Blocked Persons list of the United States of America and/or (b) lists promulgated by the United Nations Security Council or its committees pursuant to resolutions issued under Chapter VII of the United Nations Charter.

All notices or other communications required or permitted to be given or made hereto shall be in writing and delivered at least one (1) month in advance personally or sent by prepaid registered post with recorded delivery, or by facsimile transmission addressed to the Lessee at its address or at its facsimile number set out below (or to such other address or facsimile number as a Party to this Agreement may from time to time duly notify the other):

The Land-Owner.
Address:No.(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon, Myanmar.
Fax: +95-1-657-155.
Attention: Daw Than Than Htut.

The Investor.
Address: No.77, Robinson Road, #16-00, Robinson 77, Singapore 068896.
Fax: +95-1-503-737.
Attention: Randolph Post Eddy III.

Any such notice or communication shall be deemed to have been duly served, valid and binding, forthwith if delivered personally or given or made by facsimile, or two (2) days after posting if given or made by domestic registered post with recorded delivery, or seven (7) days after posting if given or made by international registered post with recorded delivery, and in proving the same it shall be sufficient to show that personal delivery was made or that the envelope containing such notice was properly addressed as a prepaid registered letter or that the facsimile transmission was properly addressed and dispatched.

The foregoing notice terms and conditions do not apply to the service of any proceedings or other documents in any legal action arbitration or other method of dispute resolution

Upon the lapse of a grace period of 10 working days from the issuance of a bank transmittal from the Investor's bank confirming the remittance of the Advance Payment to the Land-Owner nominated bank account, which grace period shall be used to flag and amend any bank errors that could have taken place in the transfer order, the Investor shall bear no responsibility with respect to the timing of when the Advance Payment is credited in the nominated bank account of the Land-Owner. With respect to the foregoing, the Land-Owner waives any right to claim non-payment of the Advance Payment or demand additional payments from the Investor.

5. Rent Adjustment: The Landowner and the Investor agree to a rental escalation equal to a rental payment increase of 10% from the Rent starting from the Second Rental Period onwards. The methodology used to calculate such escalation shall be the applicable Rent at the particular time per tenantable square meter in the Building. This rental escalation herein is as agreed between the Parties and will not be subject to further adjustment, negotiation, or discussion.

6. If the Investor can increase the rent to the tenants in the building by 15% at the particular time per tenantable square meter in the Building, then the rental escalation referred to in Clause 5 above will be increased to 15%. Only in such event will this Clause 6 apply. This rental escalation herein is as agreed between the Parties and will not be subject to further adjustment, negotiation, or discussion.

7. Conditions for payment. The Investor shall pay the Advance Payment to the Land-Owner within ten (10) business days following satisfaction of the conditions set out in Clauses 7.1 to 7.5, or completion of the relevant conditions set out in Clause 7.1 to Clause 7.5 below to the satisfaction of the Investor

7.1. The Land-Owner provides a certified true copy of the official demarcation Land Map (referred to as D Map), cadastral Land Map (referred to as C Map) and the Land Record issued by the relevant land records office at the Yangon City Development Committee ("**YCDC**") recording their ownership of the Land;

7.2. A survey of the site has been completed by a survey company which is acceptable to an architecture firm to be appointed by the Investor.

7.3. A copy of the original deed of sale of the Land stamped with full amount of stamp duty chargeable for conveyance and registered with the Yangon Office of Registration of Deeds;

7.4. *Chalan* from the Inland Revenue Department (Myanmar tax authorities) for receipted payment of income tax and other applicable taxes on sale of the land to the Land-Owner (if applicable); and

7.5. Original or notarized copy of a letter (in the form required by the YCDC) to the Head of Department, Engineers Department (Buildings), YCDC containing the required number of signatures of all owners or legal occupiers of immediately neighboring

properties surrounding the Land, as required by YCDC, signifying their 'no objection' to the proposed development of the Land by the Land-Owner and the Investor.

7.6. Receipt of the relevant invoice from the Land-Owner which shall include clear identification details such as the name and NRC of the payee, number and purpose of the invoice, applicable tax rate, bank account details, etc.

8. Early Termination and Repayment of Advance Payment.

8.1. The Land-Owner agree that the Investor has the right to terminate this Agreement by giving immediate notice in writing to the Land-Owner if any of the events set out below in 8.1.1 to 8.1.6 occurs within the period of 183 days after signing of this Agreement (or such longer period as the Investor shall in its sole discretion decide).:

8.1.1. If after a site survey and Feasibility Study, the Investor determines that the feasibility of the Project is not favorable;

8.1.2. If the MyaCo is for any reason whatsoever not fully incorporated or if the Investor does not receive its MIC Permit within 9 months from submission of application to MIC;

8.1.3. If there occurs: (i) a change in the applicable laws in Myanmar,(ii) a material adverse change in the economic risk in Myanmar, or (iii) any force majeure event (as that term is defined under the Land Lease Agreement) that in the opinion of the Investor makes it impossible or impractical or financially unviable for the MyaCo to develop the Project on the Land;

8.1.4. If there is a material adverse change in the political risk for foreign investors doing business in Myanmar, which includes the imposition, re-imposition or lifting the suspension of sanctions that apply to Myanmar by any national or supranational body including but not limited to the United Nations Security Council, the European Union, the State Secretariat for Economic Affairs ("**SECO**"), the United Kingdom and/or the United States of America;

8.1.5. If the Investor, through no fault of its, is unable to register the Land Lease Agreement; or

8.1.6. If the Union Government of Myanmar, the YCDC, or any government authority issues any rule, regulation, directive or order that makes any changes to the usable plot area of the Land (for example, imposing lower building height restrictions or setbacks greater than those which currently apply as set out below) that in the sole opinion of the Investor will or may have a material adverse effect on the buildable/leasable area, to the extent that the Investor considers the Project would no longer be commercially viable.

Building height limit:	18 stories + 2 basement levels

Setback:	Not more than the following: 1. Round/front – 10m; 2. North side – 7m; 3. South side – 1m, and 4. Back side – 2.5m.
Building Coverage Area:	1,169 m2
Gross Floor Area:	14,619 m2
Net Leasable Area:	13,300 m2

Provided that if any of the events under Clause 8.1 above occurs after the Land Lease Agreement has been signed, the Investor shall not have the right of termination of this Agreement or the Land Lease Agreement, but the Parties shall negotiate in good faith to adjust the Rent and Rental Payment Schedule to take account of any actual or projected reduction in returns for the Investor as a result of any such event occurring.

8.2. The Land-Owner agrees that the Investor shall have the right to terminate this Agreement immediately by notice in writing for any of the reasons given in 8.2.1 to 8.2.4 below, and the amount of the Advance Payment paid to the Land-Owner under this Clause 8.2 shall be refunded to the Investor together with a penalty amount equal to the amount of the Advance Payment:

8.2.1. If the MyaCo is established and MIC Permit is issued to the Investor, but the Land-Owner for any reason whatsoever refuses or is unable to sign the Land Lease Agreement;

8.2.2. If prior to the signing of the Land Lease Agreement by the MyaCo with the Land-Owner, the Land is subject to any encumbrance (such as prior registered lease or mortgage over the Land) or to any claim affecting title (whether under civil law, customary law or otherwise) by any third party, including but not limited to expropriation acts by the government of Myanmar;

8.2.3. If it is established to the Investor's reasonable satisfaction that the Land-Owner, for whatever reason, does not have full rights or title to lease the Land to the MyaCo; or

8.2.4. Breach by the Land-Owner of a condition of this Agreement without rectification, provided the Investor has given the Land-Owner a notice period of twenty-one (21) working days to cure such breach.

8.3. If the Investor decides to withdraw from the Project and terminate this Agreement in circumstances where none of the events or circumstances set out in either Clause 8.1 or 8.2 have occurred or apply, then the amount of the Advance Payment shall be retained by the Land-Owner.

8.4. If a lender or financial institution ("**Lender**") has entered into any agreement with Investor or any affiliate of Investor to provide funding for the Project (whether prior to execution of the Land Lease Agreement or not), and whether or not security or

collateral is provided by Investor or any such affiliate over any Project assets, then the Parties agree that if a Party serves notice of termination under either Clause 8.1 or 8.2 above, which shall be copied to Lender, then the Parties agree that Lender shall have the right to serve on the Parties a notice specifying a cure period of 60 days from the date of such termination notice, during which Lender may propose to the Parties (or request them to implement) a remedy for the breach or the occurrence of the event leading to termination, and that termination of this Agreement shall not come into effect until the expiry of this cure period or implementation of the proposed remedy, whichever first occurs. If the Parties fail to agree or to fully implement any remedy or solution proposed or negotiated by Lender within the stipulated period, the termination will stand on the expiry of that period.

9. The Land-Owner's Covenants and Undertakings. The Land-Owner covenants and undertakes with the Investor that:

9.1. By signing this Agreement and accepting the Advance Payment, it irrevocably agrees to lease the Land to the MyaCo for the Term and shall sign the Land Lease Agreement with the MyaCo upon the establishment of the MyaCo and the grant of the MIC Permit to the Investor;

9.2. The Land-Owner has not entered into any previous agreement, arrangement or memorandum of understanding with any other party for the sale or disposal of the Land and, to the extent that it has, that such agreement, arrangement or memorandum of understanding has been irrevocably terminated or cancelled and that the Land-Owner is free to enter into this Agreement with no other outstanding prior commitment or obligation for the sale or disposal of the Land;

9.3. The Land-Owner shall not sell, transfer, assign or otherwise alienate or dispose of its rights of ownership, lease or use of the Land before the signing of the Land Lease Agreement;

9.4. The Land-Owner will lease the Land to the MyaCo on an exclusive basis and agrees that it will not discuss, negotiate or enter into any agreement or arrangement with any other person in relation to the sale, transfer, lease, assignment or other disposal of the Land once this Agreement is signed by each Party hereto;

9.5. Upon entry into the Land Lease Agreement with the MyaCo, the Advance Payment made by the Investor under this Agreement shall be deemed as part of the Rent payable under the Land Lease Agreement, and this shall be reflected in the Land Lease Agreement;

9.6. The Land-Owner agrees and undertakes that it shall be solely responsible for any taxes arising from the Advance Payment made pursuant to this Agreement, any land-revenue on the Land (now or that may be imposed in the future), and/or the Rent arising from the Land Lease Agreement (that is personal to the Land-Owner including but not limited to income tax, revenue tax, land transfer tax, capital levies, and

transfer or profit taxes or for any municipal taxes arising outside of those borne by the Investor as set forth in Clause 11.3, or land revenue assessments of similar nature that now are or may hereafter during the Term be imposed upon the Land);

Notwithstanding the foregoing, the Land-Owner shall indemnify and hold harmless the Investor, and keep the Investor indemnified and held harmless from and against any liability which the Investor may suffer or incur as a consequence of or in connection with, in each case whether direct or indirect, any failure by any of the Land-Owner to observe and perform any of its obligations hereunder this Clause 9.6, at law or otherwise; and

9.7. The Land-Owner will assist and co-operate with the Investor to be given full access to government agencies/departments and documents in order to carry out due diligence on the Land (where possible and available) immediately following the execution of this Agreement.

9.8. If any amount due under this Agreement has to be converted from United States Dollars ("**USD**") into Myanmar Kyats ("**MMK**") for any reason whatsoever, including the prevailing Myanmar law, then the Land-Owner acknowledges and agrees that payments under this Agreement will be made in MMK at the prevailing rate as approved by the Central Bank of Myanmar, and the Land-Owner shall hold the Investor defended, indemnified and harmless against any cost, loss or liability arising out of or as a result of the conversion including any discrepancy between the exchange rates used to convert the amount at the time it became payable and the time it is actually received.

9.9. Pursuant to clause 11.4 hereto, not to use the space which is being provided rent-free to the Land-Owner for any purpose other than an office use. And, in consideration of such space, the Land-Owner shall not interfere in any way with the business activities of the Investor which restriction shall include but not be limited to avoid causing commotion, or disorder, or moral turpitude, regarding the Project and/or its tenants. Likewise, the Land-Owner shall not enter prohibited areas at the Project without permission of the Investor.

10. The Land-Owner's Continued Assistance. The Land-Owner acknowledges and agrees to work with the Investor to carry out any and all necessary acts, do any and all things, and sign any and all necessary documents so that full effect may be given to the terms and conditions of this Agreement.

11. The Investor's Covenants and Obligations. The Investor covenants and undertakes that:

11.1. It will not enter into any agreement with any other person in relation to the sale of the Land, or the sale of any units in commercial building on the Land (the same shall apply in the case of assignment as set forth in Clause 15);

11.2. Pay any applicable stamp duties in connection with the Land Lease Agreement; and

11.3. Bear responsibility for any applicable municipal taxes arising to YCDC with respect to the Land from commencement of the MIC Permit (only those taxes relating to property, water, lighting, public works, and sanitation (excluding land revenue)).

For avoidance of doubt, the Investor shall bear no liability for any other taxes arising from this Agreement, the Land Lease Agreement, and the Land itself, other than those listed above.

11.4. During the Term, the Investor shall provide a space to the Land-Owner which precise location in the Project shall be decided and allocated by the Investor exclusively. Such space will be rent-free for the Land-Owner and, under no circumstances, such space shall exceed the maximum floor area of 65.0321 m2. And the Land-Owner shall use the said space for office purposes only.

12. Governing Law. This Agreement shall be read, construed, interpreted and governed by in all respect in accordance with the laws of Myanmar.

13. Governing Language: This Agreement has been negotiated and executed by the Parties in English. In the event any translation of this Agreement is prepared for convenience or any other purpose, the provisions of the English version shall prevail.

14. Dispute Resolution.

14.1. If any dispute arises over the interpretation or implementation of this Agreement, such dispute shall be settled amicably between the Parties through amicable negotiation. If the Parties fail to settle a dispute through amicable negotiation within 30 days from the date of the dispute, the dispute shall be referred to Singapore International Arbitration Centre ("**SIAC**") for final settlement under SIAC arbitration rules, by an arbitral tribunal of three arbitrators appointed in accordance with the said rules. The venue of arbitration shall be in Singapore. The language of the arbitral proceedings shall be English. Any award or decision of the arbitration tribunal shall be final and binding on the Parties.

14.2. Nothing contained in Clause 14.1 will be construed as permitting any Party to commence proceedings in any court in any jurisdiction, except as may be necessary to enforce an arbitration award which refers to any question between the Parties which has already arisen, or affects any provision of any law in force for the time being, and only the amount awarded in such arbitration shall be recoverable through the courts in respect of the dispute so referred.

15. Assignment.

15.1. The Investor hereby consents and agrees that the Landowner shall have the full right and title to assign, transfer, or dispose of the respective rights, claims, and obligations of Landowner under this Agreement whether by sale, gift, mortgage, or other means of disposal without affecting Investor rights to the Land hereunder, in whole or in part, to any other person or legal entity, upon prior written consent of the Investor. Investor's consent shall not unreasonably be withheld, provided: (i) the new land-owner(s) (the "**New Land-Owner(s)**") are not named as a "Specially Designated National" or "Blocked Person" as designated by the U.S. Department of the Treasury's Office of Foreign Assets Control; (ii) in Investor's reasonable judgment, the New Land-Owner(s) has sufficient financial resources and is able to assume the Landowner's obligations under this Agreement; (iii) the New Land-Owner(s) has not has been convicted of a crime; and (iv) New Land-Owner(s) executes an accession instrument confirming that it/he/she/they shall assume the obligations of the Landowner under this Agreement in the form set out under **Annex 7** to the Land Lease Agreement, or at the option of the Investor that such New Land-Owner(s) enters into a new agreement with the Investor, which the new agreement will be on all of the terms and conditions of this Agreement except that the Initial Term (or any Renewal Term) of any such new agreement shall consist only of the balance of the Initial Term (or any Renewal Term) remaining under this Agreement at the time of execution of any such new agreement.

15.2. Landowner hereby consent and agree that Investor shall have full right to assign its rights under this Agreement (i) to MyaCo or to any affiliate of Investor (in Myanmar or abroad), or (ii) to any Lender of MyaCo or any such affiliate, or (iii) to any security agent or trustee appointed by any Lender of MyaCo to hold security on its behalf, or (iv) to any other person notified in writing by any Lender of MyaCo as transferee of the rights hereunder on exercise of its rights of enforcement of that security, by giving notice in writing of such assignment and transfer to Landowner.

15.3. Landowner further agrees that they will sign a consent and acknowledgement agreement in the form set out under **Annex 6** to the Land Lease Agreement, hereto on the date of signing of this Agreement. If required by the Investor, the Landowner also agrees to sign a consent and acknowledgement agreement, generally in the form presented under **Annex 6** to the Land Lease Agreement, but otherwise in a form acceptable to the Investor, directly with an affiliated company or to a future Lender of MyaCo (or its agents or notified transferees as described above) as permitted under this Clause 15.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed in duplicate by their authorized representatives in the presence of the witnesses, and each Party retains one signed copy.

For and on behalf of the LAND-OWNER

In the Presence of
Witness (1)

Name: Daw Than Than Htut
Designation: Landowner

Name: U Ko Ko Lin
Designation: Witness

For and on behalf of the INVESTOR

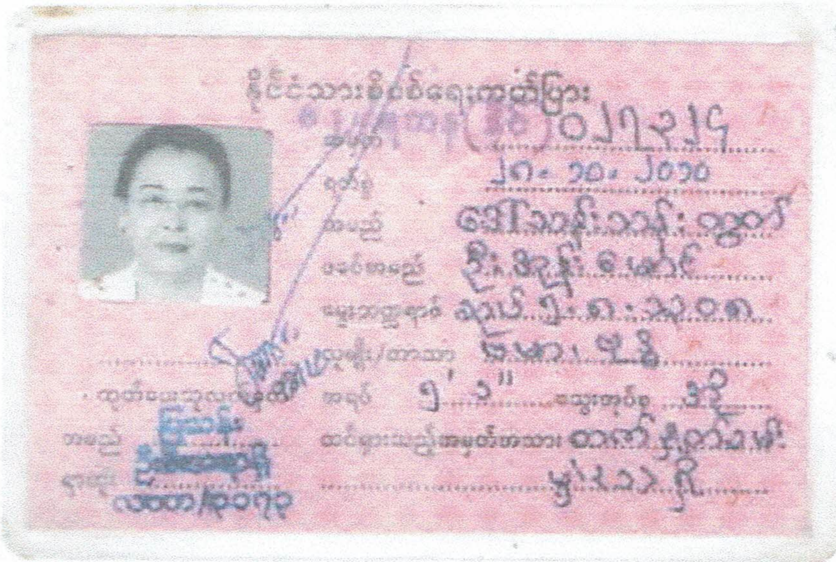
In the Presence of
Witness (2)

Name: Randolph Post Eddy III
Designation: Director

Name: Paul Thomas Wilson
Designation: Witness

EXHIBIT 1
NATIONAL REGISTRATION CARD
OF THE LAND-OWNER

1. DAW THAN THAN HTUT.




P668338

EXHIBIT 2

CERTIFICATE OF INCORPORATION

OF THE INVESTOR

ACCOUNTING AND CORPORATE REGULATORY AUTHORITY (ACRA) bizFILE

INFORMATION RESOURCES

WHILST EVERY ENDEAVOR IS MADE TO ENSURE THAT INFORMATION PROVIDED IS UPDATED & CORRECT. THE AUTHORITY DISCLAIMS ANY LIABILITY FOR ANY DAMAGE OR LOSS THAT MAY BE CAUSED AS A RESULT OF ANY ERROR OR OMISSION.

Business Profile (Company) of FOUR RIVERS REAL ESTATE PTE. LTD. (201434483K)

Date: 01/12/2014

The Following Are The Brief Particulars of :

Registration No. :	201434483K
Company Name. :	FOUR RIVERS REAL ESTATE PTE. LTD.
Former Name if any :	
Incorporation Date :	19/11/2014
Company Type :	LIMITED PRIVATE COMPANY
Status :	Live Company
Status Date :	19/11/2014

Principal Activities

Activities (I) :	64202
Description :	OTHER INVESTMENT HOLDING COMPANIES
Activities (II) :	
Description :	

Capital

Issued Share Capital * (AMOUNT)	Number of shares	Currency	Share Type
1.00	1	SINGAPORE, DOLLARS	ORDINARY

** Number of Shares includes number of Treasury Shares*

Paid-Up Capital (AMOUNT)	Number of shares	Currency	Share Type
1.00		SINGAPORE, DOLLARS	ORDINARY

COMPANY HAS THE FOLLOWING ORDINARY SHARES HELD AS TREASURY SHARES

Number Of Shares	Currency

Registered Office Address :	77 ROBINSON ROAD #16-00 ROBINSON 77 SINGAPORE (068896)
Date of Address :	19/11/2014

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EXHIBIT 3
PASSPORT COPY OF
RANDOLPH POST EDDY III



ANNEX A

DRAFT LAND LEASE AGREEMENT WITH LAND MAP ATTACHED

DRAFT LAND LEASE AGREEMENT
XX PROJECT

This Land Lease Agreement and the Annexes hereto form an integral part of this document (hereinafter referred to as "**Land Lease Agreement**" or the "**Lease**") entered into as of [•] day of [•] 201_ by and between:

1. **Daw Than Than Htut,** a citizen of Myanmar holding national registration card No. 12/YaKaNa(N)027324 and currently residing at No.(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon Region, Myanmar ("**Lessor**"); and

2. **[Name of the MyaCo to be formed under the FIL],** a company incorporated in the Republic of the Union of Myanmar, whose principal office is at [•], Myanmar (hereinafter referred to as the "**Lessee**"), which expression shall, unless the context indicates otherwise, be deemed to include its legal successors and permitted assigns), represented for the purpose of this Lease by Randolph Post Eddy III, Director.

Each a "**Party**" and together the "**Parties**"

WHEREAS:

(A) According to the certified true copy of the land map issued by the Land Department of the Yangon City Development Committee ("**YCDC** ") and attached hereto as **Annex A**, the Lessor is registered as the freehold owner in respect of land survey plots No.5-A/1 (0.240 acres) and 5-A/2 (0.240 acres) at No.20, Kabar Aye Pagoda Road, Yankin Township, Yangon in the Republic of the Union of Myanmar ("**Myanmar**") having a total area of 0.480 acres (hereinafter referred to as "**Leased Land**").

(B) The Lessee is in receipt of an investment permit from the Myanmar Investment Commission No. [•] ("**MIC Permit**") permitting the Lessee to construct a building for commercial use (the "**Project** ") on the Leased Land.

(C) The Lessee desires to utilize the Leased Land from the Lessor and the Lessor shall lease the Leased Land to the Lessee for the Project on the terms of this Lease.

(D) The Lessor represents and warrants that it is the owner of the Leased Land, and has the legal and beneficial rights of the said Leased Land, and is willing to lease the Leased Land to the Lessee free of any encumbrances, as per the terms and conditions herein contained.

(E) The Lessee represents and warrants that it is a legal entity duly authorized under the relevant laws of Myanmar and has the right, power, sound financial standing and authority to enter into this Land Lease Agreement.

THE PARTIES HEREBY AGREE as follows:-

1. LEASE

1.1. In consideration of the Rental hereinafter reserved and in consideration of the mutual covenants and agreements hereinafter contained, the Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, the Leased Land for the purpose of the Project for the period of, or forty (40) years in total, from [•] 201_, together with any extensions to the term of the Lease that may be agreed mutually by both Parties and approved by the Myanmar Investment Commission ("**MIC**"), subject to the conditions contained herein ("**Term**").

1.2. The Lessor represents that the Leased Land has all necessary permits and approvals for the Project, which are the responsibility of the Lessor, and for use by the Lessee as expressed in this Lease.

1.3. The Lessor hereby gives his approval for the construction of any building or structure on the Leased Land for which the necessary approvals and permits have been granted by relevant government authorities in Myanmar in relation to the Project, including but not limited to the right to alter or replace any such building or structure currently located on the Leased Land at any time during the term without the Lessor's consent.

2. RENTAL FEES AND MODE OF PAYMENT

2.1. The Lessor agrees to lease and the Lessee agrees to take as a long-term lease the Leased Land for the rental sums and in accordance with the payments schedule, which are set out in the Schedule 1 hereto ("**Rental**"). For the sake of reference, each Rental payment shall be made within [10] working days counted from the day that they are due. This Rental shall be in full satisfaction of all and any other rights or interests that the Lessor has in relation to the Leased Land and any building or structure on that Leased Land.

2.2. Upon receipt of the relevant invoice from the Lessor which shall include clear identification details such as the name and NRC of the payee, number and purpose of the invoice, applicable tax rate, bank account details, etc., the Lessee shall pay the Rental to the Lessor in US Dollars ("**USD**") by wire transfer or check to a bank account held in the Lessor's name as detailed in **Annex 3**.

2.3. The Parties agree that, subject to a grace period of 10 working day which shall be used to flag and amend any bank errors that could have taken place in the transfer order, the Lessee's obligation to pay the Rental by the agreed time will be satisfied and that the Lessee will not be liable to pay any penalty for late payment or otherwise be in breach of its obligations hereunder where the Lessee can provide Lessor with documentary evidence of the debiting of the Rental then due from the Lessee's nominated bank account on or before the due date for payment, regardless of when payment of such Rental is actually credited to the Lessor's bank account.

2.4. Notwithstanding the foregoing, unless directly derived from a bank error which could have taken place in the transfer order and that it is not attributable to the Lessor, the Lessor waives any right to claim non-payment of the Rent or demand additional payments from the Lessee.

2.5. If any amount due under this Agreement has to be converted from USD into Myanmar Kyats ("**MMK**") for any reason whatsoever including the prevailing Myanmar law, then the Lessor acknowledges and agrees that payments under this Agreement will be made in MMK at the prevailing rate as approved by the Central Bank of Myanmar, and the Lessor shall hold the Lessee defended, indemnified and harmless against any cost, loss or liability arising out of or as a result of the conversion including any discrepancy between the exchange rates used to convert the amount at the time it became payable and the time it is actually received.

3. TAXATION

3.1. Regarding the Lessee:

3.1.1. The registration charges and stamp duties of any nature concerning this Lease shall be the responsibility of the Lessee.

3.1.2. The Lessee shall be entitled if required under Myanmar law to make any deduction or withholding on account of taxes for making payment to the Lessor under this Lease, and shall deliver to the Lessor documentary evidence that the tax has been paid to the appropriate taxation authority.

3.1.3. Any applicable municipal taxes (only those taxes relating to property, water, lighting, public works, and sanitation (excluding land revenue)) arising to the Yangon City Development Committee ("**YCDC**") with respect to the Leased Land from the commencement of the MIC Permit shall be the responsibility of the Lessee.

3.1.4. Corporate taxes to the Lessee including income tax, commercial tax, capital levies, transfer or profit taxes, or any taxes outside of those borne by the Lessor shall be the responsibility of the Lessee.

3.2. Regarding the Lessor:

3.2.1. Personal taxes to the Lessor including income taxes, land revenue, revenue taxes, land transfer taxes, capital levies, and transfer or profit taxes or for any municipal taxes outside of those borne by the Lessee in Clause 3.1.3.

3.2.2. Land revenue assessments that now are or may hereafter during the Term be imposed upon the Leased Land.

3.3. Notwithstanding anything in this Lease, the Lessee shall not be responsible for any taxes that are personal to the Lessor.

3.4. The Lessor shall indemnify and hold harmless the Lessee, and keep the Lessee indemnified and held harmless from and against any liability which the Lessee may suffer or incur as a consequence of or in connection with, in each case whether direct or indirect, any failure by any of the Lessor to observe and perform any of its obligations hereunder Clause 3.3 at law or otherwise.

4. OBLIGATIONS OF THE LESSEE

The Lessee hereby covenants and undertakes with the Lessor:

4.1. To pay the Rental as specified herein, fees and charges collectable by respective authorities on the day and in the manner hereinafter mentioned for payment thereof, subject to any period of delay in the crediting of any payment of Rental to the Lessor's bank account in the circumstances described in Clause 2.3 and 2.4; and subject also to a general grace period of 10 working days from the due date for payments. If the Rental has not been received after the aforementioned grace period, the Lessor shall notify the Lessee as soon as possible and the Lessor shall liaise with its bank promptly to identify the root of the problem. If the delay is caused by an action or inaction that is attributable to the Lessor or its bank, the Parties shall agree to the best solution available at the time to resolve the issue and the Lessor shall bear all the costs and expenses derived from such attributable action or inaction. If the delay is caused by an action or inaction that is attributable to the Lessee or its bank, the Parties shall agree to the best solution available at the time to resolve the issue and the Lessee shall bear all the costs and expenses derived from such attributable action or inaction;

4.2. To use the Leased Land for the Project as set out in Paragraph (B) of the recitals to this Land Lease Agreement;

4.3. To pay the taxes as set forth in Clauses 3.1 and 3.1.2;

4.4. To pay all charges (including all deposits, taxes, duties and other fees) in respect of utilities (including electricity, water, telecommunications, gas and sewerage (if any)), to be paid during the Term in relation to the Project;

4.5. To buy and maintain fire insurance on annual basis for the whole Term in respect of the building on the Leased Land, with an insurance company permitted to operate in Myanmar;

4.6. To utilize the Leased Land only for the Project, with all other supporting facilities and activities;

4.7. Not to do or permit to be done on the Leased Land anything which may violate the laws or be contrary with the good moral and peaceful order of the public or which may be hazardous to the sanitary and public health, or be odious or cause annoyance, nuisance or disturbance to other Lessees or occupiers of neighboring areas, by willful act or by negligence, except in the course of construction and or renovation works necessary to effect the Purpose.

4.8. Not to enter into any agreement or arrangement with any other person in relation to the sale of the Leased Land or the sale of any units in commercial building on the Leased Land (the same shall apply in the case of assignment as set forth in Clause 14;

4.9. To include in its own lease agreement(s) with tenant(s) that such tenant has no right to sell the unit in which it is leasing in the commercial building on the Leased Land;

4.10. During the Term, to provide a space to the Lessor which precise location in the Project shall be decided and allocated by the Lessee exclusively. Such space will be rent-free for the Lessor and, under no circumstances, such space shall exceed the maximum floor area of 65.0321 m2. And the Lessor shall use the said space for office purposes only.

4.11. To permit the Lessor to inspect the Leased Land with reasonable advance notice; and

4.12. To return the Leased Land, together with any buildings and structures constructed thereon and fixtures attached thereto, within thirty (30) days from the expiry date of the Term without requiring any payment from the Lessor and removing all moveable property of the Lessee. Any property not removed within this period shall be deemed as waste materials and the Lessor shall have the right to retake the building and to lock it.

5. OBLIGATIONS OF THE LESSOR

5.1. The Lessor shall hereby covenant with the Lessee to undertake the following:

5.1.1. To grant full and unrestricted enjoyment of the Leased Land under the Project;

5.1.2. Pursuant to clause 4.10 hereto, and subject to clause 5.1.1 herein, not to use the space which is being provided rent-free to the Lessor for any purpose other than an office use. And, in consideration of such space, the Lessor shall not interfere in any way with the business activities of the Lessee which restriction shall include but not be limited to avoid causing commotion, or disorder, or moral turpitude, regarding the Project and/or its tenants. Likewise, Lessor shall not enter prohibited areas at the Project without permission of the Lessee.

5.1.3. Subject to Clauses 3.1 and 3.1.2, to pay land revenue or other taxes arising in respect of the Leased Land;

5.1.4. At the Lessee's reasonable request and cost, to accompany the Lessee to the meetings at any government authorities in Myanmar for applying for and obtaining all necessary permits and approvals for the construction of the building from the relevant authorities;

5.1.5. To assist the Lessee with registration of the Lease, at the cost of the Lessee, and execute all documents for the registration of the Lease as required by the relevant authorities in Myanmar from time to time; and

5.1.6. To use its best endeavors to procure the availability to Lessee for the purpose of carrying on the Project in Myanmar of such supplies and utilities and services as are available locally including but not limited to the electricity, water, telephone in accordance with the prevailing government prices, rules and regulations.

5.2. Should the Lessor wish to sell its rights or interests in the Leased Land during the Term, the Lessor hereby covenants and undertakes with the Lessee (and with any sublessee or assignee of the Lessee as mentioned in Clause 14) that they shall (i) inform the Lessee (or sublessee or assignee) immediately of any intention to sell the Leased Land and of any agreement or arrangement to sell such Leased Land, and (ii) shall only sell to such a person or organization who agrees to accept the Lease and to continue to honor its terms, and the Lessor further undertakes to obtain a written undertaking from the buyer of the Leased Land to the Lessee (in addition to any sale documentation or assignment) whereby the buyer undertakes to the Lessee to honor the Lease terms in full. If the Lessor is in breach of any part of this covenant and undertaking, and the Lessee (or sublessee or assignee) suffers any financial loss or damage as a result of the Lease being terminated by the buyer without cause under the terms of this Agreement, as a penalty the Lessor shall be liable to pay to the Lessee (or sublessee or assignee) by way of penalty a sum equal to the amount of lost revenue for the Lessee (or sublessee or assignee) for the entire period remaining on the Lease as determined solely by the Lessee (or sublessee or assignee), together with the refund to Lessee of any prepaid Rental (corresponding to future rental periods after the date of termination) under the Lease, should the Lease be terminated for any reason as a result of the Lessor's breach.

6. INDEMNIFICATION OF PARTIES

6.1. Except as otherwise provided in this Land Lease Agreement, each party (the "**Indemnifying Party**") shall indemnify and keep harmless the other party (the "**Indemnified Party**") from and against all claims, actions, causes of action, loss, damage, expense and costs, whatsoever, made by any person, arising out of or resulting directly and whether by reason of negligence or otherwise, from:

6.1.1. the performance by the Indemnifying Party of any of its covenants under this Land Lease Agreement,

6.1.2. any default of the Indemnifying Party in the performance of its covenants under this Land Lease Agreement, and

6.1.3. The remedying of such default by the Indemnifying Party, for the Indemnified Party or by any other person.

6.2. The Lessee agrees not to do or permit to be done on the Leased Land anything which may violate the laws or be contrary with the good moral and peaceful order of the public or which may be hazardous to the sanitary and public health, or be odious or cause annoyance, nuisance or disturbance to other Lessees or occupiers of neighboring areas, by willful act or by negligence, except in the course of construction and or renovation works necessary to effect the Purpose. The Lessee shall remedy any such violation in this respect when reminded by the Lessor.

6.3. The Lessee agrees to notify the Lessor at least three (3) months prior to the expiration of the Term of this Land Lease Agreement whether or not the Lessee wishes to extend or renew (as the case may be) the Land Lease Agreement. In the event the Lessee does not wish to extend or renew (as the case may be) the Land Lease Agreement with the Lessor, the Lessee agrees to permit persons with written authority of the Lessor or the Lessor's agents at reasonable times and intervals of the day to view the Leased Land or to permit the Lessor's agents to show the Leased Land to the prospective new Lessees, provided that the Lessor has provided the Lessee with no less than forty-eight (48) hours prior notice of each viewing.

7. TERMINATION

7.1. Subject to Clauses 7.2 to 7.5, and Clause 8 below, this Lease shall only be terminated upon the occurrence of any of the following events:

7.1.1. Exercise by the Lessor of the right to terminate this Land Lease Agreement following a breach by the Lessee as set out at Clause 4.1;

7.1.2. Breach by the Lessor of conditions of this Land Lease Agreement without rectification within [•] ([•]) days from the written notification of the Lessee;

7.1.3. The occurrence of the events set out in Clause 7.5 of this Land Lease Agreement;

7.1.4. At the option of the Lessee, if any Force Majeure event under Clause 12 persists for more than three (3) months from the occurrence thereof;

7.1.5. Date of expiry of this Land Lease Agreement; and/or

7.1.6. Early termination under Clause 8 below.

7.2. Subject to Clause 7.5 below, in any event under Clause 7.1.2 occurs, the Lessee shall have the exclusive right, but not an obligation, to terminate the Land Lease

Agreement on thirty (30) days' notice to the Lessor, whereupon the Lessee shall have the right to recover any and all losses suffered due to the Lessor's breach of this Land Lease Agreement. Any prepaid Rental (corresponding to future rental periods after termination) shall be refunded to the Lessee no later than thirty (30) days from such termination.

7.3. Subject to Clause 7.5 below, if a breach under Clause7.1.1 occurs, the Lessor shall have the right to repossess the Leased Land after the expiry of the grace period in Clause 4.1, and following a [thirty] ([30]) days' advance written notice to the Lessee (the "**Cure Period**"), and provided Lessee fails to remedy the breach within the Cure Period.

7.4. If a lender or financial institution ("**Lender**") has entered into any agreement with the Lessee or any affiliate of the Lessee to provide funding for the Project, whether or not security or collateral is provided by the Lessee or any such affiliate in respect of this Land Lease Agreement or any other Project assets, then the Parties agree that termination of this Lease under a termination notice served on a Party (a copy of which shall be provided to Lender) shall not come into effect until the expiry of (i) the cumulative time total cure or otherwise grace period(s) given to a Party under this Lease to resolve the issue, and (ii) the expiry of an additional period of forty-five (45) days that may be notified to the Parties by Lender in writing prior to expiry of the period(s) in (i) above), and which will commence immediately after those period(s) specified in (i) above have expired (the "**Additional Assistance Period**"). During the Additional Assistance Period, Lender may propose to the Parties or request them to implement a solution to resolve the issue which led to a termination notice. If the Parties fail to agree or to fully implement any solution proposed or negotiated by Lender within the stipulated Additional Assistance Period, then the termination will be effective on the expiry of the Additional Assistance Period.

7.5. In the event that the Leased Land is intended to be or is expropriated by the government of Myanmar, the Lessor shall provide the Lessee a copy of such written notice within fifteen (15) days of receiving such notice from the Myanmar Government. Upon receipt of such notice from the Lessor, the Lessee shall respond in writing to the Lessor notifying when, if at all, it would like to terminate this Land Lease Agreement, in any event, such termination date shall be on or prior to the expropriation date notified by the Myanmar Government. In the event that this Lease is terminated in accordance with this Clause 7.5, the Lessee shall only be liable to the Lessor for Rental up to the date of such termination. Any prepaid Rental (corresponding to future rental periods) shall be refunded to the Lessee no later than thirty (30) days from such termination. To the extent provided for by law, the Lessor agrees that any compensation payable by the government of Myanmar for such expropriation shall be paid in priority to the Lessee in compensation for the loss of the building on the Leased Land and also for the loss of the business of the Lessee.

7.6. In the event the Lessee finds itself in default of Rent within 90 days, which are is not attributable to the Lessee and provided the Lessor has given a [thirty] ([30]) days'

advance written notice to the Lessee and the Lessee has failed to remedy the breach within such cure period, the Land Lease Agreement will be terminated.

8. EARLY TERMINATION

8.1. The Lessee shall have the right to terminate this Land Lease Agreement for any reason at any time, without incurring further liability and without Lessee having the obligation to make any further payment of Rental covering any period after the date of termination, but in the event of such termination, the Lessee has no right to claim a refund in whole or in part of any Rental payment paid for Leased Land, except if such termination is in accordance with Clause 7.5.

9. VACATING THE PREMISES

9.1. The Lessee shall completely vacate the Leased Land and shall return the Leased Land, together with any buildings and structures constructed thereon and fixtures attached thereto, within thirty (30) days from the expiry date of the Term without requiring any payment from the Lessor and removing all moveable property of the Lessee. Any property not removed within this period shall be deemed as waste materials and the Lessor shall have the right to retake the building and to lock it. The Lessee expressly agrees that it shall not ask for any compensation or moving expenses in connection with this obligation.

10. DISPUTE SETTLEMENT

10.1. This Lease and the Annexes hereto, terms and conditions shall be governed and construed by the laws of Myanmar.

10.2. If any dispute arise over the interpretation or implementation of this Lease such dispute shall be settled amicably between the contracting parties through negotiation. If the Parties fail to settle a dispute through negotiation within thirty (30) days from the date of the dispute, the dispute shall be referred to Singapore International Arbitration Centre ("**SIAC**") for final settlement under SIAC arbitration rules, by an arbitral tribunal of three arbitrators appointed in accordance with the said rules. The venue of arbitration shall be in Singapore. The language of the arbitral proceedings shall be English. Any award or decision of the arbitration tribunal shall be final and binding on the Parties.

10.3. Nothing contained in Clause 10.2 will be construed as permitting any Party to commence proceedings in any court in any jurisdiction, except as may be necessary to enforce an arbitration award which refers to any question between the Parties which has already arisen, or affects any provision of any law in force for the time being, and only the amount awarded in such arbitration shall be recoverable through the courts in respect of the dispute so referred.

11. AMENDMENTS

11.1. Any alteration, variation, addition or amendment to this Lease shall not be effected unless in writing and with the consent of both Parties.

12. FORCE MAJEURE

12.1. Non-performance by either Party shall be excused to the extent that performance is rendered impossible or prevented or hindered or is delayed by an extraordinary and severe event of force majeure, governmental act or change of circumstance beyond the control of the parties and not caused by the non-performing Party by reason of fire, explosion, strike, lock out, labor disputes or other industrial disturbances, casualty or accident, lack or failure of transportation facilities, flood, lack or failure of source or supply of labor or energy, war and other hostilities (whether war be declared or not), invasion, act of foreign enemies, mobilization, requisition or embargo, rebellion, revolution, insurrection, war, riot, commotion, or disorder, severe economic crisis, collapse of currency in the Territory, tempest, earthquake or other natural disaster of overwhelming proportions, and any other similar causes beyond the control of either party etc. (each event hereinafter referred to as "**Force Majeure**").

12.2. Provided that, the Party claiming relief shall, without delay, notify the other Party, in writing within fourteen (14) days after the occurrence of such event, of the interruption and cessation thereof and shall use its best efforts to remedy the effects of such hindrance with all reasonable dispatch. Upon cessation of such Force Majeure event the Parties hereto shall use their best efforts to make up for obligations so omitted and re-negotiate respective positions. If the event of force majeure continues for a period longer than three (3) months, the Lessee shall have the option to terminate this Agreement at any time thereafter and any prepaid Rental (corresponding to future rental periods) shall be refunded to the Lessee no later than thirty (30) days from such termination.

13. DISCOVERY OF NATURAL RESOURCES

13.1. The Lessee shall inform the Lessor if natural resources, jewels, oil and ancient artifacts are found on or under the ground during the Term. The Lessor shall inform the government of Myanmar accordingly. All rights therein to any natural resources found on the Leased Land shall vest with the Lessor, provided such is not contrary with Myanmar law.

14. ASSIGNMENT & SUB-LEASE

14.1. The Lessee hereby consents and agrees that the Lessor shall have the full right and title to assign, transfer, or dispose of the respective rights, claims, and obligations of the Lessor under this Lease whether by sale, gift, mortgage, or other means of disposal, provided it does not affect Lessee's rights to the Leased Land, in whole or in part, to any other person or legal entity, upon prior written consent of

the Lessee. Lessee's consent shall not unreasonably be withheld, provided: (i) the new land-owner(s) (the "**New Land-Owner(s)**") are not named as a "Specially Designated National" or "Blocked Person" as designated by the U.S. Department of the Treasury's Office of Foreign Assets Control; (ii) in Lessor's reasonable judgment, the New Land-Owner(s) has sufficient financial resources and is able to assume Lessor's obligations under this Lease; (iii) the New Land-Owner(s) is has not been convicted of a crime; and (iv) New Land-Owner(s) executes an accession instrument confirming that it/he/she/they shall assume the obligations of the Lessor under this Lease in the form as set out in **Annex 7**, or at the option of the Lessee, that such New Land-Owner(s) enters into a new agreement with the Lessee, which the new agreement will be on all of the terms and conditions of this Lease except that the Initial Term (or any Renewal Term) of any such new agreement shall consist only of the balance of the Initial Term (or any Renewal Term) remaining under this Lease at the time of execution of any such new agreement.

14.2. Lessor hereby consents and agrees that MyaCo shall have full right to assign its rights under this Land Lease Agreement (i) to any affiliated company of MyaCo (in Myanmar or abroad), or (ii) to any Lender to MyaCo or to any such affiliate, or (iii) to any security agent or trustee appointed by that Lender to hold security on its behalf, or (iv) to any other person notified in writing by that Lender as transferee of the rights hereunder on exercise of its rights of enforcement of that security, by giving notice in writing of such assignment to Lessor. Lessor further agrees that she will sign a consent and acknowledgement agreement in the form set out in **Annex 5** hereto on the date of signing of this Agreement. If required by MyaCo, Lessor also agrees to sign a consent and acknowledgement agreement, generally in the form presented in **Annex 5** hereto, but otherwise in a form acceptable to MyaCo, directly with an affiliated company or to a future Lender to MyaCo (or to its agents, trustees or notified transferees as described above) as permitted under this Clause 14.

14.3. The Lessor hereby gives permission to the Lessee to sub-lease or mortgage this Lease Agreement, and any buildings constructed thereon, subject to obtaining the approval of any government body from whom such approval is required under Myanmar law.

15. ENTIRE AGREEMENT

15.1. The terms and conditions herein contained constitute the entire agreement between the Parties hereto with respect to the subject matter of this Lease and shall supersede all previous communications, negotiations, agreements arrangements and promises, oral or written, between the parties, which are hereby rescinded, and no agreement or understanding varying or extending the same shall be binding upon either party hereto unless in writing, signed by a duly authorized officer representatives of each of the parties hereto.

15.2. The Lessor has been afforded the opportunity to read this Lease and acknowledge that it has had the benefit of counsel or a trusted professional adviser in reviewing and approving this Lease.

16. ANNEXES

16.1. All Annexes attached hereto shall form an integral part of this Lease:

List of Annexes:

ANNEX 1:	RENTAL PAYMENT SCHEDULE
ANNEX 2:	CERTIFIED TRUE COPY OF LAND MAP
ANNEX 3:	LESSOR'S BANK ACCOUNT DETAILS
ANNEX 4:	FORM OF CONSENT & ACKNOWLEDGEMENT TO ASSIGNMENT OF THE LEASE
ANNEX 5:	FORM OF CONSENT & ACKNOWLEDGEMENT TO ASSIGNMENT OF PLAPA
ANNEX 6:	FORM OF ACCESSION INSTRUMENT

16.2. This Lease may be executed in two counterparts in both the English and Myanmar languages, each of which shall be deemed an original, but all of which constitute one and the same agreement. In the event of any inconsistency or dispute over the interpretation of this Land Lease Agreement in either language, the English version shall prevail.

IN WITNESS WHEREOF The parties hereto have caused this Land Lease Agreement to be duly executed in duplicate by their authorized representatives in the presence of the witnesses, and each party retains one signed copy.

For and on behalf of the LESSOR

____

Name: **Daw Than Than Htut**
Designation: Landowner

In the Presence of
Witness (1)

____

Name: U Ko Ko Lin
Designation: Witness

For and on behalf of the LESSEE

____

Name: Randolph Post Eddy III
Designation: Director

In the Presence of
Witness (2)

____

Name: Paul Thomas Wilson
Designation: Witness

ANNEX 1

RENTAL PAYMENT SCHEDULE

Rent Payment Schedule	Amount (USD)	Total Payments (USD)
1. Advance Payment upon signing of this Agreement: (Estimated to happen in Q1 2016)	$25,000	$25,000
2. Within ten (10) working days of the MIC Approval Date: First Rental Period: twenty-four (24) months of Rent, equivalent to the balance remaining for the first two (2) years of Rent payable under the Land Lease Agreement, minus the Advance Payment. (Estimated to happen in Q3 2016)	$1,235,000	$1,260,000
3. Second Rental Period: (Estimated to happen in Q3 2018)	$1,890,000	$3,150,000
4. Third Rental Period: Subject to 10% Rent increase from the Second Rental Period, such percentage to be determined as set out in Clause 4 and Clause 5 below: 60 months' Rent. (Estimated to happen in Q3 2021)	$3,465,000	$6,615,000
5. Fourth Rental Period: Subject to 10% Rent increase from the Third Rental Period, such percentage to be determined as set out in Clause 4 and Clause 5 below: 60 months' Rent. (Estimated to happen in Q3 2026)	$3,811,500	$10,426,500
6. Fifth Rental Period: Subject to 10% Rent increase from the Fourth Rental Period, such percentage to be determined as set out in Clause 4 and Clause 5 below: 60 months' Rent. (Estimated to happen in Q3 2031)	$4,192,650	$14,619,150

Rent Payment Schedule	Amount (USD)	Total Payments (USD)
7. Sixth Rental Period: Subject to 10% Rent increase from the Fifth Rental Period, such percentage to be determined as set out in <u>Clause 4</u> and <u>Clause 5</u> below: 60 months' Rent. (Estimated to happen in Q3 2036)	$4,611,915	$19,231,065
8. Seventh Rental Period: Subject to 10% Rent increase from the Sixth Rental Period, such percentage to be determined as set out in <u>Clause 4</u> and <u>Clause 5</u> below: 60 months' Rent. (Estimated to happen in Q3 2041)	$5,073,107	$24,304,172
9. Eight Rental Period: Subject to 10% Rent increase from the Seventh Rental Period, such percentage to be determined as set out in <u>Clause 4</u> and <u>Clause 5</u> below: 60 months' Rent. (Estimated to happen in Q3 2046)	$5,580,417	$29,884,589
10. Ninth Rental Period: Subject to 10% Rent increase from the Eighth Rental Period, such percentage to be determined as set out in <u>Clause 4</u> and <u>Clause 5</u> below: 60 months' Rent. (Estimated to happen in Q3 2051)	$6,138,459	**$36,023,048**

Notes:

1. **<u>Term:</u>** the lease term for the Land shall be for 40 years ("**Term**").

2. **<u>Rent:</u>** USD52,500/- per month totaling USD36,023,048/- for the Term, payable in the installments and on the dates set forth below, and subject to Rent Adjustment if applicable. Rent is payable upon receipt of the relevant invoice from the Lessor which shall include clear identification details such as the name and NRC of the payee, number and purpose of the invoice, applicable tax rate, bank account details, etc.

3. **<u>Lease Rental:</u>** The Rent payable under the Land Lease Agreement shall be based on the following rental periods (collectively the "**Lease Rental Terms**"):

1. "**First Rental Period**": an initial 2 year period commencing from the issuance of the MIC Permit;
2. "**Second Rental Period**": the next 3-year period commencing from the third anniversary of issuance of the MIC Permit;
3. "**Third Rental Period**": the next 5-year period commencing from the sixth anniversary of issuance of the MIC Permit;
4. "**Fourth Rental Period**": the next 5-year period commencing from the eleventh anniversary of issuance of the MIC Permit;
5. "**Fifth Rental Period**": the next 5-year period commencing from the sixteenth anniversary of issuance of the MIC Permit;
6. "**Sixth Rental Period**": the next 5-year period commencing from the twenty-first anniversary of issuance of the MIC Permit;
7. "**Seventh Rental Period**": the next 5-year period commencing from the twenty-sixth anniversary of issuance of the MIC Permit;
8. "**Eighth Rental Period**": the next 5-year period commencing from the thirty-first anniversary of issuance of the MIC Permit; and
9. "**Ninth Rental Period**": the final 5-year period commencing from the thirty-sixth anniversary of issuance of the MIC Permit.

4. Rent Adjustment: The Landowner and the Investor agree to a rental escalation equal to a rental payment increase of 10% from the Rent starting from the Second Rental Period onwards. The methodology used to calculate such escalation shall be the applicable Rent at the particular time per tenantable square meter in the Building This rental escalation herein is as agreed between the Parties and will not be subject to further adjustment, negotiation, or discussion.

5. If the Investor can increase the rent to the tenants in the building by 15%, then the rental escalation referred to in Clause 4 above will be increased to 15%. Only in such event will this Clause 5 apply. This rental escalation herein is as agreed between the Parties and will not be subject to further adjustment, negotiation, or discussion.

ANNEX 2A
LAND MAP AND LAND RECORD

Forms 105/106 issued in Lessor's name

ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ

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တောက်နှင့်ချက်မိတ္တူမှန်

ဌာနမှူး(ကိုယ်စား)

မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

9.10.15

ဌာနမှူး

မြေတိုင်း (၁)

မြေတိုင်း (၂)

ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ

မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

သမ္မတမြန်မာနိုင်ငံတော် တံဆိပ်ခေါင်း K 200

မြေတိုင်းရပ်ကွက် … … … ၈၅/ကံဘဲ့ … 85/Kanbe

စာမျက်နှာ … ၁၃၂ … 132 … … …

မြို့နယ် … … …ရန်ကင်း… … … … … … …

က–ကနဦးမှတ်သားချက်များ					ခ–ပြောင်းလဲခြင်းအတွက် ပြောင်းလဲရာတွင် ပါဝင်သည့် မြေကွက်ငယ်များ		
မြေကွက်အမှတ်	ဧရိယာ	ဂရန်(သို့)မြေငှား(သို့)လိုင်စင်(သို့)အငှားချထားခံရသူ၏ အမည်နှင့်နေရပ်	ဖယား ၃ တွင် ဖော်ပြသူ၏ ပိုင်ဆိုင်ခွင့် အမျိုးအစား	မြေခွန်/မြေခ	မှတ်ပုံတင်စာချုပ် အမှတ်နှင့်နေ့စွဲ	လွှဲပြောင်းခံရသူ၏ အမည်နှင့်နေ့စွဲ	လွှဲပြောင်းမှု အမျိုးအစား
(၁)	(၂)	(၃)	(၄)	(၅)	(၆)	(၇)	(၈)
၇/A / ၂	(၀.၂၄၀)	× × ×	မြေပိုင်မြေ	-	၁၆/၉၄ / ၆.၁.၉၄ (အရောင်း)	Daw Thon Thon Htet ဒေါ်သွန်းသွန်းထွေး ၁၂/ရကန(နိုင်)၀၂၇၃၂၄ ၂၀၊ ဏဏ္ဏ အေးဘုရားလမ်း (၇)ရပ်ကွက်၊ ရန်ကင်း၊ ရန်ကုန်မြို့။	စာချုပ်ဖြင့်အမွေ ၇ဏ.၂.၉၄ / ၆.၁.၉၄ အရ ပြောင်းသည်။
5A/2	0.240 ဧက		Own land				

ဌာနမှူး(ကိုယ်စား)
မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

မြို့သာဂံနုတ်ချက်မိတ္တူမှန်

ဦး…သာဝင်းရွှေ

၂၈–၉–၁၅/၂၇ … … … … … … ပြောင်းလဲမှုဆိုင်ရာ … … …
… … ဆောင်ရွက်ချက် … … … …
… … ခံပါသည်။

၇.၁၀.၂၀၁၅
ဌာနမှူး
မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

မြေတိုင်း(၁)
မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

မြေတိုင်း( )
မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

၇.၁၀.၁၅

ကတ်ပေးသည့်ရက်စွဲ ၇.၁၀.၁၅ 12.10.15

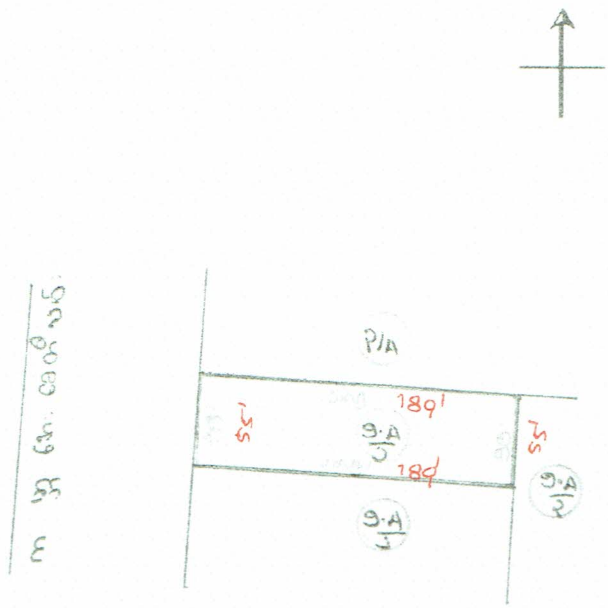
ANNEX 2B

"D" MAP

D Map

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်

ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ



၂၀၁၅/၂၀၁၆ ခုနှစ်သုံးမြေပုံ 2015/16 Certify True copy အရ တိုင်းတာပေးသည့်မြေတိုင်း နယ်သတ်မြေပုံ
အမည်ပေါက် ဒေါ်သန်းသန်းထွေး Daw Than Than Htwe
မြေတိုင်းရပ်ကွက်အမှတ် [illegible]
~~လူနေ~~ မြေ ရပ်ကွက်အမှတ် ၅-A/၇ 5A/7
မြေအမျိုးအစား မြေပိုင်မြေ
ဧရိယာ (၀.၂၄၀) ဧက 0.240
မြို့နယ် [illegible]
စကေး ၁" = ၁၀၀'
နယ်နိမိတ်တိုင်းတာသတ်မှတ်သည့်မြေပုံ လျှောက်ထားသည့်အကြောင်းအရာ For Fencing
မြေတိုင်း (၂) မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန
မြေတိုင်း (၁) မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန
12.10.2015 12/10/15 ဌာနမှူး မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

ရည်ညွှန်းချက်

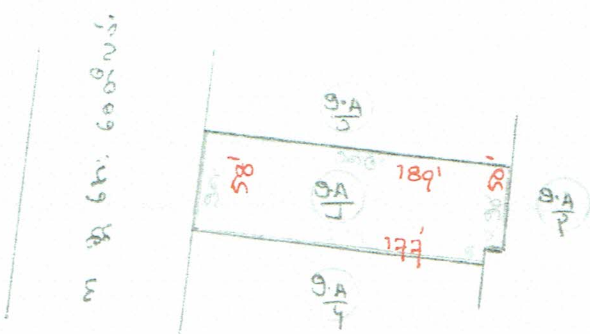
မြေပိုင်မြေ

RPE

D Map

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်

ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ



၂၀၁၅/၂၀၁၆ ခုနှစ်သုံးမြေပုံ 2015/16 Certify True copy အရ တိုင်းတာပေးသည့်မြေတိုင်း နယ်သတ်မြေပုံ	
အမည်ပေါက်	[illegible] Daw Ban Ban Htut
မြေတိုင်းရပ်ကွက်အမှတ်	[illegible]
မြေ ကွက်အမှတ်	5·A/2 5A/2
မြေအမျိုးအစား	[illegible]
ဧရိယာ	(၀.၂၄၀) ဧက 0.240
မြို့နယ်	[illegible]
စကေး	[illegible]
နယ်နိမိတ်ကိုင်းတာသတ်မှတ်သည့်မြေပုံ လျှောက်ထားသည့်အကြောင်းအရာ	For Fencing
မြေတိုင်း (၂) မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန	
မြေတိုင်း (၁) မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန	
ဌာနခွဲမှူး 12.10.15 မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန	

ရည်ညွှန်းချက်

[illegible]

ANNEX 3
LESSOR'S BANK DETAILS

<u>Lessor's nominated bank account:</u>

Beneficiary Name:	U Ko Ko Lin.
Beneficiary Account no.:	0016-1012-0000-6308.
Beneficiary Address:	No.(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon, Myanmar.
Beneficiary Bank:	CB Bank Saya San Branch (Saya San Plaza).
Beneficiary Bank address:	No. (5/A), First Floor, New University Avenue Road, Corner of Saya San Road, Bahan Township, Yangon, Myanmar.
SWIFT code:	CPOBMMMY.

The Lessor can change the aforementioned bank account information, provided (i) sufficient notice is given to the Lessee and (ii) that any such bank account will not be open at a financial institution which appears and/or is directly and/or indirectly related to any blacklist from any country, including (a) the Specially Designated Nationals and Blocked Persons list of the United States of America and/or (b) lists promulgated by the United Nations Security Council or its committees pursuant to resolutions issued under Chapter VII of the United Nations Charter.

All notices or other communications required or permitted to be given or made hereto shall be in writing and delivered at least one (1) month in advance personally or sent by prepaid registered post with recorded delivery, or by facsimile transmission addressed to the Lessee at its address or at its facsimile number set out below (or to such other address or facsimile number as a Party to this Lease may from time to time duly notify the other):

The Lessor.
Address:No.(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon, Myanmar.
Fax:+95-1-657-155.
Attention:Daw Than Than Htut.

The Lessee.
Address: No.77, Robinson Road, #16-00, Robinson 77, Singapore 068896.
Fax: +95-1-503-737.
Attention: Randolph Post Eddy III.

Any such notice or communication shall be deemed to have been duly served, valid and binding, forthwith if delivered personally or given or made by facsimile, or two (2) days after posting if given or made by domestic registered post with recorded delivery, or seven (7) days after posting if given or made by international registered post with recorded delivery, and in proving the same it shall be sufficient to show that personal delivery was made or that the envelope containing such notice was properly addressed as a prepaid registered letter or that the facsimile transmission was properly addressed and dispatched.

The foregoing terms and conditions do not apply to the service of any proceedings or other documents in any legal action arbitration or other method of dispute resolution.

ANNEX 4

FORM OF CONSENT & ACKNOWLEDGEMENT AGREEMENT

FOR ASSIGNMENT OF LEASE

Date: 201_

From **DAW THAN THAN HTUT**

To: [the MyaCo]

By signing this Form of Consent and Acknowledgment, I, Daw Than Than Htut, with address at No.(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon Region, Myanmar, and NRC *number* 12/YaKaNa(N)027324] ("**Lessor**") hereby consent to the assignment by [the MyaCo] ("**Assignor**") to an affiliated company of the Assignor, or (i) to a lender to the Assignor (or to any of Assignor's affiliates) ("**Lender**"), or (ii) to any security agent or trustee appointed by that Lender to hold security on its behalf, or (iii) to any other person notified to the Lessor and the Assignor in writing by that Lender as transferee of the rights hereunder on exercise of its rights of enforcement of that security (each, an "**Assignee**"), of all rights and interests of Assignor under the Land Lease Agreement to which this Form is attached and relates (the "**Lease**") and made between Lessor and Assignor, and which arise from and after the following, whichever is later of (a) the effective date of the assignment of the Lease by Assignor to Assignee, and (b) the date of execution of this Form of Consent and Acknowledgement.

Lessor further acknowledges that there may be certain circumstances in the future where the Lessor may be in a contractual relationship with a party under the Lease that is not the Assignor. By signing this Form of Consent and Acknowledgment Lessor and consents to such relationship and will continue to abide by the terms and conditions of the Lease accordingly.

IN WITNESS WHEREOF, Lessor has executed this Acknowledgment as of ________________, 201_.

____

Daw Than Than Htut

ANNEX 5

FORM OF CONSENT & ACKNOWLEDGEMENT AGREEMENT

FOR ASSIGNMENT OF PLAPA

Date: 201_

From **DAW THAN THAN HTUT**

To: [Four Rivers Real Estate Pte. Ltd]

By signing this Form of Consent and Acknowledgment, I, Daw Than Than Htut, with address at No. .(4), Kan Yeik Thar Street, Ward (10), Mayangone Township, Yangon Region, Myanmar, and NRC number 12/YaKaNa(N)027324 ("**the Land-Owner**") hereby consent to the assignment by [Four Rivers Real Estate Pte. Ltd] ("**Assignor**") to an affiliated company of the Assignor, or (i) to a lender to the Assignor (or to any of Assignor's affiliates) ("**Lender**"), or (ii) to any security agent or trustee appointed by that Lender to hold security on its behalf, or (iii) to any other person notified to the Lessor and the Assignor in writing by that Lender as transferee of the rights hereunder on exercise of its rights of enforcement of that security (each, an "**Assignee**"), of all rights and interest of Assignor under the Pre-Lease And Advance Payment Agreement to which this Form is attached and relates (the "**PLAPA**") and made between the Land-Owner and Assignor, and which arise from and after the following, whichever is later of (a) the effective date of the assignment of the PLAPA by Assignor to Assignee, and (b) the date of execution of this Form of Consent and Acknowledgement.

Land-Owners further acknowledges that there may be certain circumstances in the future where the Land-Owners may be in a contractual relationship with a party under the PLAPA that is not the Assignor. By signing this Form of Consent and Acknowledgment the Land-Owner consents to such relationship and will continue to abide by the terms and conditions of the PLAPA accordingly.

IN WITNESS WHEREOF, the Land-Owner has executed this Acknowledgment as of ____________, 201_.

____

Daw Than Than Htut

ANNEX 6
FORM OF ACCESSION INSTRUMENT

THIS DEED OF ADHERENCE is made on [•] (the "**Deed**").

BY Name*(s) and address(es) of the New Land-Owner(s), plus NRC number(s)*] (the "**New Land-Owner**") in favor of [the MyaCo] / [Four Rivers Real Estate Pte. Ltd] and is supplemental to the [PLAPA] / [Land Lease Agreement], dated , between [the MyaCo] / [Four Rivers Real Estate Pte. Ltd] and **[•]**.

THIS DEED WITNESSES as follows:

(1) The New Land-Owner(s) confirms that it/he/she/they has been given and read a copy of the [PLAPA] / [Land Lease Agreement] and hereby agrees for the benefit of [the MyaCo] / [Four Rivers Real Estate Pte. Ltd] that it/he/she/they shall have the rights and be subject to the obligations under the terms of the [PLAPA] / [Land Lease Agreement].

(2) This Deed, and all non-contractual obligations arising out of or in connection with it, shall be governed by Myanmar law.

IN WITNESS WHEREOF this Deed has been executed by the New Land-Owner(s) and is intended to be and is hereby delivered on the date first above written.

Executed and Delivered as a deed by:

____

Signature

____

Name

RPE

I

K 30000

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
ကပ်တံဆိပ်ခေါင်း
ADHESIVE LABEL
တစ်ထောင်ကျပ်
ONE THOUSAND KYATS
1000

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
ကပ်တံဆိပ်ခေါင်း
ADHESIVE LABEL
တစ်ထောင်ကျပ်
ONE THOUSAND KYATS
1000

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
ကပ်တံဆိပ်ခေါင်း
ADHESIVE LABEL
နှစ်ရာကျပ်
TWO HUNDRED KYATS
200

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
ကပ်တံဆိပ်ခေါင်း
ADHESIVE LABEL
နှစ်ရာကျပ်
TWO HUNDRED KYATS
200

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
ကပ်တံဆိပ်ခေါင်း
ADHESIVE LABEL
ကျပ်
KYATS
20

ရန်ကုန်မြို့တော်စည်ပင်သာယာရေး ကော်
မတီ မြေ ရာဇဝင်မံခန့်ခွဲမှုဌာနရင်း နှင့်မှတ်
တမ်းထိန်းသိမ်းရေးဌာန

မြေကွက်အမှတ်/ ပိုင်ဆိုင်ငံ: ၇၀၁၀ ပို - ၂၆၈/၆၆

မြို့နယ် ရန်ကင်း

မြို့ကွက်အမှတ်/အကွက်အမှတ် [illegible]

မြေကွက်အမှတ် [illegible]

မြေအမျိုးအစား

လျှောက်ထားသူအမည် ဒေါ်မြင့်သိန်း [illegible]

နေရပ်လိပ်စာ

ရက်စွဲ ၁၈.၉.၉၆

[illegible] တစ်ကျပ် ၁၀ ဆောင်း [illegible]
[illegible] နေ့စွဲပါ အစည်းအဝေး [illegible]
[illegible] အရေး ယာယီ [illegible]
[illegible] ခင်ထီးဝေ [illegible]
[illegible]
၃.၉၄.၈[illegible]

ဆက်သွယ်ညွှန်ကြားရေးမှူး
မှတ်ပုံတင်အရာရှိ
ရန်ကုန်မြို့

၄.၁၁၃. ၉၆၄၀၀၀/-

၁၅၇/၉၃

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်

UNION OF MYANMAR

အခွန်တံဆိပ်ခေါင်း

REVENUE STAMP

ငွေသုံးသောင်းကျပ်

K 30000

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE LABEL
တစ်ထောင်ကျပ်
ONE THOUSAND KYATS
၁၀၀၀

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE LABEL
နှစ်ရာကျပ်
TWO HUNDRED KYATS
၂၀၀

အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE LABEL
နှစ်ဆယ်ကျပ်
TWENTY KYATS
၂၀

သက်သေခံလက်မှတ်ရေးထိုး
ရန်ကုန်မြို့

၄.၁၁.၉၄ ၉၄၄၀၀၀/-



25 MAR 1993

25 MAR 1993

“ မြေနှင့်အဆောက်အဦး အရောင်း အဝယ်စာချုပ် ”

ရန်ကုန်မြို့အရပ်၌၊ ၁၉၉၃ခုနှစ်၊ မတ်လ(၂၆) ရက် နေ့တွင် ရန်ကုန်တိုင်း ၊ သင်္ဃန်း ကျွန်း မြို့နယ်၊ ဆ/က- ရပ်ကွက်၊ ကျိုက္ကဆံဘုရား လမ်း အမှတ်(၁၃) နေ—

ဦးမြင့်သိန်း --- အဘ- ဦးစိန်ခန့်(ခ) အရှင်ကဝိဓဇသိရိ

၏သား ၊

နိုင်ငံသား ၁၂/သဃက(နိုင်) ၀၇၃၇၉၃

ကိုင် ဆောင်သူ . . . . က

ရောင်းသူ (၄င်း ရောင်း သူဟု သော ဝေါဟာရ၏စကား အဓိပ္ပါယ် ၊ ကောက်ယူရာ၌၊ ရှေ့နောက်စကား စဉ်ကိုက်ညီဆန့်ကျင်ခြင်း မရှိလျှင် ဖော်ပြ ပါဦး မြင့်သိန်း ကိုယ်တိုင် နှင့်တကွ ၄င်း၏အ မွေစား အမွေခံများ၊ တရား

၂/သို့ -

ဝင်ကိုယ်စားပြုသူများ ၊ လွှဲအပ်ခံရသူများ အပါအဝင်ဖြစ်သည်ဟုမှတ်ယူရမည်)
အဖြစ် -
__ပထမတစ်ဘက်__ နှင့် ရန်ကုန်တိုင်း ၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရား -
လမ်း အမှတ်(၂၀) နေ -

ဒေါ်အမိန် --- အဘ - ဦး ဂေါမေ ၁ ား လေး ၏သမီး
(ခ) နိုင်ငံသား ၁၂/ ရကန (နိုင်) ၀၂၆၄၁၂
ဒေါ်မြင့်သိန်း ကိုင်ဆောင်သူ ....က

__ဝယ်သူ__ (၎င်း ဝယ်သူဟုသော ဝေါဟာရ၏ စကားအဓိပ္ပါယ် ကောက်ယူရာ
၌၊ ရှေ့နောက်စကား စဉ်ကွဲလွဲဆန့်ကျင်ခြင်း မရှိလျှင် ဖေါ်ပြပါ ဒေါ်အမိန် (ခ)ဒေါ်မြင့်
သိန်းကိုယ်တိုင်နှင့်တကွ ၎င်း၏အမွေစား အမွေခံများ ၊ တရားဝင်ကိုယ်စားပြု
သူများ ၊ လွှဲအပ်ခံရသူများ အပါအဝင်ဖြစ်သည်ဟုမှတ်ယူရမည်)၊ အဖြစ်
__ဒုတိယတစ်ဘက်__ တို့၏ မြေနှင့်အဆောက်အဦး အရောင်း အဝယ်စာချုပ်ကို ချုပ်ဆို
ကြပါသည်။

- ရန်ကုန်မြို့၊ ယခင်ကုက္ကိုင်းလမ်း ၊ ယခုကမ္ဘာအေးဘုရား
လမ်း ၊ အမှတ်(၂၀) ဖြစ်သော နှစ်ထပ်တိုက်နှင့် ၁.၁၆၈
ဧကရှိ မြေပိုင်မြေကို ပထမတစ်ဘက်၏ ဖခင်ဦးစိန်ခန့်(ခ)
အင်္ဂရှင်ကစီဓေသီရီ နှင့် မိခင်ဒေါ်ကျင်ရွှေ(ခ) ဒေါ်
သီဒ္ဓိရှင်တို့က ဓမ္မစကြာသာသနာပြုအဖွဲ့ အမည်ဖြင့်မှတ်ပုံ
တင်အရောင်းအဝယ် စာချုပ် အမှတ် - ၁၄၄/၁၄ဖြင့်
ဝယ်ယူပိုင်ဆိုင်လက်ရှိထား အကျိုးခံစားလာခဲ့သည်ဖြစ်၍
တကြောင်း ၊

- ပထမတစ်ဘက်၏ ဖခင်အင်္ဂရှင်ကစီဓေသီရီ၊ ပုတော် မူပြီး
နောက် ဓမ္မစကြာကျောင်းတိုက်နေ - ဦးကေသဝ နှင့်
ပထမတစ်ဘက်တို့ ဝိဝါဒ မီကရုဏ်းမှုခင်း အမှတ်၃/၀၁
ဖြစ်ပွားခဲ့ရာ ၊ တိုင်းသံဃဝိနိစ္ဆယအဖွဲ့ အမှတ် - ၃/၀၁
က(၁၉-၃-၀၆) နေ့တွင် ၁.၁၆၈ ဧကရှိမြေကွက်နှင့်
ယင်းမြေကွက် ပေါ်ရှိနှစ်ထပ်တိုက်အပါအဝင် ရပိုင်ခွင့်များ
ကို ပထမတစ်ဘက်က ပိုင်ဆိုင်စေရန်ဆုံး ဖြတ်ခဲ့သည်ဖြစ်၍
တကြောင်း ၊

- ဦးကေသဝ ကအယူခံ စေ၁ဒနာဝင်ရာ၊ နိုင်ငံတော် ၊
သံဃဝိနိစ္ဆယအဖွဲ့အမှတ် - ၇/၀၆ ကဝိနည်း မှေ့ကံအခံ -

၃/သို့ -

ကရုဏ်း မှုခင်း အမှတ်-၁၄/၈၆ အဖြစ် နိုင်ငံတော်ဝိနည်းဓိုရ်ဆရာတော်ကြီးများ ထံကြားနာပြီး၊ နောက် (၇-၇-၈၆) နေ့တွင် ပထမတစ်ဘက်ပိုင်ဆိုင်ခွင့်ကို အတည်ပြုခဲ့သည်ဖြစ်၍ တကြောင်း၊

- ရန်ကင်းမြို့နယ်ငြိမ်ဝပ်ပိပြားမှုတည်ဆောက်ရေးအဖွဲ့မှ နိုင်ငံတော်သံဃဝိနိစ္ဆယအဖွဲ့အမှတ်-၇/၈၆ ၏ အဆုံးအဖြတ်ကို အကောင်အထည်ဖော်၍ (၂၉-၆-၈၉) နေ့တွင် ပထမတစ်ဘက်လက်သို့၊ လွှဲပြောင်းပေးအပ်ခဲ့သည်ဖြစ်၍၊ တကြောင်း၊

- ပထမတစ်ဘက်ပိုင်ဆိုင်ကြောင်း နိုင်ငံတော်သံဃဝိနိစ္ဆယ၏ ဆုံးဖြတ်ချက်ကို၊ ဦးကေသဝက နိုင်ငံတော်သံဃမဟာနာယကအဖွဲ့ (၄၇) ပါး စုံညီသို့တင်ပြသော်လည်း၊ ဦးကေသဝ တင်ပြချက်ကိုပယ်ချခဲ့သည်ဖြစ်၍ တကြောင်း၊

- ပထမတစ်ဘက်သည်၊ မြန်မာ့ဓလေ့ထုံးတမ်းဥပဒေနှင့်အညီ၊ မိဘနှစ်ပါး၏ ပစ္စည်းအဖြစ်အမွေဆက်ခံပိုင်ခွင့်ရှိသူဖြစ်သည့်အပြင်၊ နိုင်ငံတော်သံဃမဟာနာယကအဖွဲ့က၊ အတည်ပြုထားသော နိုင်ငံတော်သံဃဝိနိစ္ဆယအဖွဲ့ဆုံးဖြတ်ချက်အရလည်း အထက်ပါပစ္စည်းကိုပိုင်ဆိုင်သူဖြစ်၍ တကြောင်း၊

- ပထမတစ်ဘက်ပိုင် အထက်ပါပစ္စည်း အနက် အောက်ဇယားတွင်စုံလင်စွာ ဖော်ပြထားသော ပစ္စည်းကို၊ ပထမတစ်-ဘက်က အဘိုး ငွေ ၄၀၀၀၀၀ိ/-ဖြင့် ရောင်းချရန်အဆိုပြုသည်ကို၊ ဒုတိယတစ်ဘက်က ထိုပစ္စည်းကို ထိုအဘိုး ငွေဖြင့်ပင် ဝယ်ယူရန်သဘောတူညီခဲ့သည်ဖြစ်၍ တကြောင်း၊

- အောက်ဇယားဝင်ပစ္စည်းကို ရောင်းချသောအဘိုး ငွေ ၄၀၀၀၀၀ိ/-အနက် စရံငွေ ၁၀၀၀၀ိ/-ကို ၂၉-၃-၈၆ နေ့က၊ ဒုတိယတစ်ဘက်က ပထမတစ်ဘက်သို့ပေးချေ၍၊ ပထမတစ်ဘက်က ရောင်းချသော ပစ္စည်းကို၊ ဒုတိယ တစ်ဘက်သို့လက်ရောက်ပေးအပ်ထားပြီးဖြစ်၍ တကြောင်း၊ ယနေ့ကျန်ငွေ ၃၁၀၀၀၀ိ/-ကို အပြေအကြေပေးချေသည်ဖြစ်၍ တကြောင်း၊

၄/သို့-

- ပထမတစ်ဘက်က လိုအပ်သော မြေကွက်ခွဲစိတ်ခြင်း ၊ မြေပုံ မြေရာဇဝင်များ ကူး ယူခြင်း များ ပြီး စီး ပြီး နောက် ယနေ့ (၂၆ - ၃ - ၉၃) နေ့တွင် ရောင်း ချသော ပစ္စည်း အပါအဝင် ပစ္စည်း အား လုံး ကို၊ ပထမတစ်ဘက်ပိုင်ဆိုင် - ကြောင်း ၊ မြွက်ဟ ကျေညာစာတမ်း ကိုမှတ်ပုံတင် အ မှတ် ၂၃၈၄/၉၃ အဖြစ် ချုပ်ဆိုမှတ်ပုံတင် ကျေညာပြီး သည်ဖြစ် ၍တ ကြောင်း ၊ ....

၎ မြေနှင့်အ ဆောက်အဦး အ ရောင်း အဝယ်စာချုပ်ကို၊ ချုပ်ဆိုမှတ်ပုံတင် ကြ ပါ သည်။

ပထမတစ်ဘက်က အောက်ဇယား တွင်စုံလင်စွာ ဖော်ပြထား သော ပစ္စည်း ကို ကျေး မြီတာဝန်ကင်း လွတ်ချက်နှင့်အတူ၊ ဒုတိယတစ်ဘက်သို့အဘိုး ငွေ ၄၀၀၀၀ဝိ/-(ငွေ လေး သိန်း ကျပ်တိတိ) ဖြင့်၊ ရောင်း ချပါသည်၊ရောင်း ချသောအဘိုး ငွေ ၄၀၀၀၀ဝိ/-ကိုပထမတစ်ဘက်ကအ ပြေအ ကြေ ရရှိ ကြောင်း ၎စာချုပ်အား ဖြင့်ဝန်ခံပါသည်။

ဒုတိယတစ်ဘက်က ဝယ်ယူ သော ပစ္စည်း ကို၊ လက် ရောက်ရရှိ ပြီး ကြောင်း ၊ ၎စာချုပ်အား ဖြင့်ဝန်ခံပါသည်။

ယခု ရောင်း ချလွှဲ ပြောင်း ပေး အပ် သော အောက်ဇယား ဝင် ပစ္စည်း နှင့်ပတ်သက်၍ ၊ တစုံတစ် ယောက်ကအ မွေ ကြောင်း အရ ပြောဆို နှောက် ယှက်ခြင်း ကြောင့်ဖြစ် စေ ၊ အခြား ကျေး မြီ တောင်း ခံခြင်း စ သောအကြောင်း များ ကြောင့်ဖြစ် စေ ၊ တရား စကား ပြောဆိုရသည် ရှိသော်၊ ရောင်း သူ ၊ ပထမတစ်ဘက်က မိမိ၏ကုန်ကျစ ရိတ်ဖြင့်ခုခံထု ချေ ရှင်း လင်း ပေး ပါမည်ဟု ၊ တာဝန်ယူကတိပြုသည့်အပြင် ၊ ထိုသို့ခုခံထု ချေရှင်း လင်း ပေး ပါလျှက်၊ အကျိုး မပြီး ဘဲဝယ်သူ ဒုတိယတစ်ဘက် မှာဇယား ဝင်ပစ္စည်း ကိုလက်လွှတ်ဆုံး ရှုံး နစ်နာ မှုဖြစ် ပေါ်ခဲ့သော်၊ ရောင်း သူပထမတစ်ဘက်က၊ နစ်နာဆုံး ရှုံးသော မှုကို ဝယ်သူ ဒုတိ ယတစ်ဘက်သို့ ပေး လျော်ပါမည်ဟုကတိပြုပါသည်။

<u>" ရောင်း ချသောပစ္စည်းဇယား "</u>

ရန်ကုန်မြို့၊ ယခင်ကုတ်ကိုင်း လမ်း ၊ ယခုကမ္ဘာအေးဘုရား လမ်း ၊ ခြံအမှတ် (၂၀) ဖြစ် သော ယခင်အင်း စိန်မြို့ - ယခုရန်ကင်းမြို့နယ် အပိုင်၊ ကံဘဲ့၊ ကွင်း အမှတ် - ၈၁၊ ဦး ပိုင်အမှတ် - ၁ - အေ အရှေ့လား သော် - မစ်ဆား အိပ်ချ်ဗွီလိုအင်ကု မ္ပကီအုပ်ချုပ် သော ကံဘဲ့ပါယား ရော်ဘာခြံ၊ အနောက်လား သော်

နိုင်ကျော်မြို့

.... မှမော်ကွန်တင်ရုံး

၉၄ ခုနှစ် .... မတ် .... လ ၂၆ ရက်နေ့

(နံနက်)(မွန်းလွဲ) .... နာရီအချိန်တွင် နိုင်ကျော်မြို့

ညသင့်နိုး ကျုံး၊ ကျိုက်ခက်ကုန်းလမ်း၊

၁၃ ဒါ ဦး မြင့်သိန်း

....

....

.... ခင်းသွင်းသည်၊

လက်ထောက်ညွှန်ကြားရေးမှူး

၂၆ ၃ ၉၄ စာချုပ်စာတမ်းမှတ်ပုံတင်ရုံး

ရန်ကုန်မြို့

ဖမြင့်သိန်း

ဖမြင့်သိန်း

ဝန်ထမ်းကျော်ပါ ၈ ဦး မြင့်သိန်း၊

မှကျောက်ကုန်းလမ်း ၁၂၀ ဒ

ဒေါ်ခင်မြို့ ၄၃ ဒေါ်မြင့်သိန်း

.... ချုပ်ဆိုကြောင်း မြင်တွေ့ရသည်။

နိုင်ကျော်၊ ကျိုက်ခက်ကုန်းလမ်း၊

၂၀ ဒိ ဦးကျော်ကြီး

....

.... ဟုထပ်မံ၍ကြောင်း ထွက်ဆိုသည်။

စာချုပ်တွင်ပါရှိသည့်အတိုင်း အဘိုးအခကျော်ရှိ .... ကြောင်း

ဒေါ်ခင်မြို့ ၄၃ ဒေါ်မြင့်သိန်း

.... အား ဖြောင့်ဆိုသည်။

လက်ထောက်ညွှန်ကြားရေးမှူး

၂၆ ၃ ၉၄ စာချုပ်စာတမ်းမှတ်ပုံတင်ရုံး

ရန်ကုန်မြို့

၉၄ ခုနှစ် စာချုပ်အမှတ် ၁၁ .... ကြိုးကွင်း

စာတမ်းမျှတမှတ်ပုံတင်စာအုပ်အမှတ် .... ၁ .... စာမျက်နှာ ၃၉၁

စာရွက်မှာ .... ၈ .... မှတ်ပုံတင်ထားသည်။

လက်ထောက်ညွှန်ကြားရေးမှူး

စာချုပ်စာတမ်းမှတ်ပုံတင်ရုံး

၉၄ .... ၆ .... ရန်ကုန်မြို့

၁၀၀၇

၁၀၀၇

၁၀၀၇

စာချုပ်စာတမ်းမှတ်ပုံတင်ရုံး ရန်ကုန်မြို့

ကုန်ကြိုင်းလမ်း၊ တောင်လား သော်-မရွက်ဘီအိုင် ဖေါလစတိုး ပိုင်ခြံ မြေ၊ မြောက်လား သော်မရွက်အမ်အမ် ရေနိုး ပိုင်၊ ခြံ မြေနယ်လေး ဂုဝ်အတွင်း ရှိ မြေပိုင် မြေဧရိယာ ၁.၁၅၆၈ ဧကရှိ မြေကွက်အနက်မှ တရား ဝင်ခွဲစိတ်ပြီး သော-

"ကမ္ဘာအေး ဘုရားလမ်း သို့မျက်နှာပြုနေသော၊ အနောက်မြောက်ဖက်ပိုင်း မြေဧရိယာ ၀.၂၄ ဧကရှိ မြေ [မြေကွက်အမှတ်-၅ $\frac{အေ}{၅}$] နှင့်တို မြေကွက်ငယ်၏အနောက် မြောက် ဒေါင့်ရှိ၂၄' × ၂၄' ရှိ တစ်ထပ်တိုက်အဆောက်အဦး ငယ်အပါအဝင်၊ အဂုဝ်ဂုဝ်ပိုင်ဆိုင်အကျိုး ခံစား ခွင့်များ နှင့်အတူ-

၅ မြေနှင့်အဆောက်အဦး အရောင်း အဝယ်စာချုပ်ပါစကားရပ်များကို၊ ကောင်းစွာသဘောပေါက်နားလည်ပြီးနောက်၊ လွတ်လပ်-သောသန္ဓာဖြင့် အောက်ပါသက်သေများ ရှေ့တွင်၊ သဘောတူလက်မှတ်ရေးထိုး ကြပါသည်။

(ဦးမြင့်သိန်း)
၁၂/သဃက(နိုင်)၀၇၃၇၉၃
ရောင်းသူ/ပထမ တစ်ဘက်

မြင့်သိန်း (၁) မြမိ

(ဒေါ်မြင့်သိန်း -ခ- ဒေါ်အမိ)
၁၂/ ဂုကန (နိုင်) ၀၂၆၄၁၂၊
ဝယ်သူ /ဒုတိယတစ်ဘက်

အသိသက်သေများ။

၁။ ____________________
(ဒေါ်မြင့်မြင့်သိန်း)
၁၂/သဃက(နိုင်)
အမှတ်-၁၃၊ ကျိုက္ကဆံဘုရားလမ်း၊
ဆ/က-ဂုဝ်ကွက်၊ သင်္ဃန်းကျွန်းမြို့နယ်။

၂။ ____________________
(ဦး ကိုကိုကြီး)
၁၂/မဂုက(နိုင်)၀၀၁၅၄၅
အမှတ်-၂၀၊ ကမ္ဘာအေးဘုရားလမ်း
ဂုန်ကျွင်း မြို့နယ်။

အကျောင်းအဝယ်သာချုပ်ပေါ် ကျောင်းမှတော်တကွ်ကြီး မှာ ·

၄၀၀၀၀၀ကို · ဖြစ်ခြင်း မှတ်ကျ ကြောင်း လက်မှတ်ရေးထိုးပါသ

(ဦး မြင့်သိန်း)

ကျောင်းသူ

မမြင့်သိန်း

(ဒေါ်မြင့်သိန်း (ခ) ဒေါ်ကာမိ)

ဝယ်သူ

၅/၁၁/၀၉

ခန့်စ်သုံးမြေပုံမှရေးကူးပေးသည့်

မြို့ထိုင်းရပ်ကွက်အမှတ် ၁၅

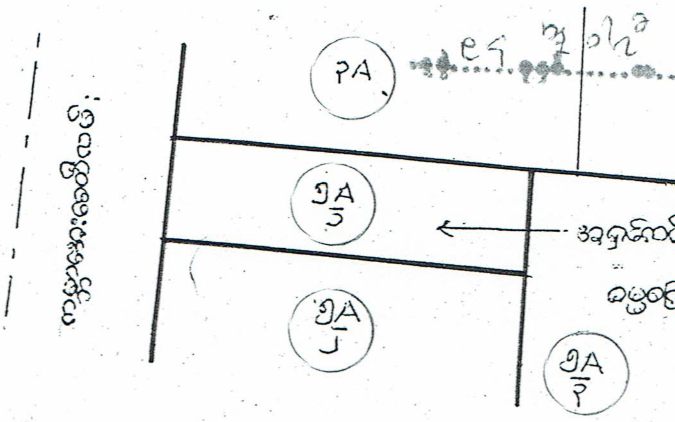
လူနေရပ်ကွက်အမှတ် ၈၈၁၁

မြေကွက်အမှတ် ၅A/၁

.... ရန်ကင်း .... မြို့နယ်

နေ့ ...... ၁ ...... လ ...... ၁၀၀၈ ပေ/မိုင်

၉၄ .... ၁၇



မြင့်သိန်း

ညွှန်ကြားချက်

ငြိမ်းနိုင်းမြေ ....

.... ၁ .... ၁၆၀ ....

75P

75P

ညွှန်ကြားရေးမှူး

မြေ ခွင့်နှင့် မြေတိုင်း

ညွှန်ကြားရေးမှူး

ဆောက်လုပ်ရေးဝန်ကြီးဌာန

မြို့ရွာနှင့်အိုးအိမ်ဖွံ့ဖြိုးရေးဦးစီးဌာန၏ အဆိုနှင့်မြေပုံဌာန

5.51

FLOCK NO. ၅၅ . . . . CIRCLE. လဲ့ဘဲ့ . . . . YANGON Page No. ၈၅၅ . . .

A. ORIGINAL RECORDS					B. PARTICULARS OF TRANSFER		
HOLDING No. of ALLOTMENT	TOTAL Areas of HOLDING	Name and residence of person (if any) in possession name under Govt. by grant, lease of otherwise	Nature of Title of person recorded in Column	RENT OR REVENUE	No. and date of Registered Deed of Transfer	Name of Transferee	Nature of Transfer
1	2	3	4	5	6	7	8
၅A/၅	၀.၂၄၀ ဧက	[illegible]		၁၁/၂၀/-			

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်

UNION OF MYANMAR

အခွန်တံဆိပ်ခေါင်း

REVENUE STAMP

၂၅ ကျပ် ငွေနှစ်ဆယ်ငါးကျပ် K25

ကျမ်းကျိန်လွှာ

ကျွန်မ ဒေါ်မြင့်သိန်း (ခ) ဒေါ်အမိန်၊ (ဘ) ဦးဂေါမမားလေး၊ နိုင်ငံသားစိစစ်ရေးကတ်ပြားအမှတ်-၁၂/ရကန(နိုင်)၀၂၆၄၅၂၊ ဗမာလူမျိုး၊ ဗုဒ္ဓဘာသာကိုးကွယ်သူ၊ အသက်(၇၅)နှစ်၊ အမှတ်-၂၀၊ ကမ္ဘာအေးဘုရားလမ်း၊ ရန်ကင်းမြို့နယ်တွင် နေထိုင်သူက အောက်ပါအတိုင်း ကျမ်းကျိန်လွှာ ပြုလုပ်အပ်ပါသည်။

၁။ ကျွန်မသည် ရန်ကုန်မြို့၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရားလမ်း၊ ခြံအမှတ်(၂၀)၊ ယခင်အင်းစိန်မြို့အပိုင်၊ ကံဘဲ့၊ ကွင်းအမှတ် ၈၅၊ ဦးပိုင်အမှတ် ၅အေ/၁ ၊ မြေဧရိယာ ၀.၂၄ ဧကနှင့် မြေကွက်ငယ်ပေါ်ရှိ ၂၄'×၂၄' ရှိ တစ်ထပ်တိုက်အဆောက်အဦးငယ်အပါအ၀င်အရပ်ရပ်အကျိုးခံစားခွင့်ကို၊ ရန်ကုန်မြို့ စာချုပ်စာတမ်း မှတ်ပုံတင်ရုံး၊ မှတ်ပုံတင်စာချုပ်အမှတ်-၁၇/၉၄ အရ ၀ယ်ယူပိုင်ဆိုင်ခဲ့ပါသည်။

၂။ အပိုဒ်(၁)ပါမြေနှင့်အဆောက်အဦးကိုကျွန်မတစ်ဦးတည်း ၀ယ်ယူပိုင်ဆိုင်ကြောင်းနှင့်အပေါင်အနှံ၊ အရှုပ်အရှင်း ကင်းရှင်းပါသည်။

၃။ ကျွန်မနှင့်ခင်ပွန်း (ဦးအုန်းမောင်) မှ တစ်ဦးတည်းသော သမီး ဒေါ်သန်းသန်းထွတ် (ဒီကေယူ- ၀၀၂၈၈၂) သာမွေးဖွားခဲ့ပြီး အခြားသားရင်းသမီးရင်း မရှိပါ။

၄။ ကျွန်မသည်ဤကတိသစ္စာပြုလွှာကိုသဘောရိုးဖြင့်ပြုလုပ်ပါသည်။

ကတိသစ္စာပြုသူကိုသိရှိသူ

ခင်မေသန်း
ဧ/အိရိုဂျီအင်န် ၀၃၀၉၃၇
၅၊ ၃၄လမ်း၊ ရန်ကုန်မြို့။

ကတိသစ္စာပြုသူ

ဤကတိသစ္စာပြုလွှာကို ၂၀၀၁ခုနှစ်ဩဂုတ်လ (၁၄) ရက်နေ့တွင်ကျွန်ုပ်၏ရှေ့မှောက်၌ ပြုလုပ်လက်မှတ်ရေးထိုးပါသည်။

ကျမ်းသစ္စာပေးသူအရာရှိ
ရန်ကုန်တိုင်းတရားရုံး

မှတ်ပုံတင်အမှတ်	၁၀၂၉၉/၀၁
[illegible]	၁၄.၈.၂၀၀၁

အမည် ဦးတင်မြိုင် အဘအမည် ဦး[illegible]

အမျိုးသားမှတ်ပုံတင်အမှတ် [illegible]

ရောင်းရသည့်ရက် [illegible]

တံဆိပ်ခေါင်းမှတ်စဉ် [illegible]

ဝယ်ယူရခြင်းအကြောင်း [illegible]

တံဆိပ်ခေါင်းတန်ဖိုး

ရောင်းသူလက်မှတ်

[illegible]

၁၄၉/၉၇

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်

UNION OF MYANMAR

အခွန်တံဆိပ်ခေါင်း

REVENUE STAMP

၅၀၀၀၀ကျပ် ငွေငါးသောင်းကျပ် K 50000

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE LABEL
ငါးထောင်ကျပ်
FIVE THOUSAND KYATS
5000 ၅၀၀၀

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE LABEL
နှစ်ရာကျပ်
TWO HUNDRED KYATS
၂၀၀ 200

ပြည်ထောင်စုဆိုရှယ်လစ်သမ္မတမြန်မာနိုင်ငံတော်
အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE LABEL
နှစ်ဆယ်ကျပ်
TWENTY KYATS
၂၀ 20

3 - JUN 1994

3 - JUN 1994

...ဆော် ၈၁ ချုပ် ၁၁ ဆောင်း ဝိ စ် ရေး အ ဖွဲ့
၁၁ ၊ ၉၄) နေ့စွဲပါ အစည်းအဝေး နှင့်အခမ်း
၁၄၉/၉၇) အရ၊ ယာယီစာချုပ်အမှတ်
၁၉၉၄) ကို တန်ဖိုးငွေ...
...သတ်မှတ်၍မြဲ
...ခင်ထိုးထဲ... ...ပြည့်စုံ
...ချုပ်ဆိုခွင့်ပြုသည်။

လက်ထောက်ညွှန်ကြားရေးမှူး
စာချုပ်စာတမ်းမှတ်ပုံတင်ရုံး
ရန်ကုန်မြို့။

...၁၁ ... ၉၄

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE LABEL
ငါးထောင်ကျပ်
FIVE THOUSAND KYATS
5000 ၅၀၀၀

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်
အထူးကပ်တံဆိပ်ခေါင်း
SPECIAL ADHESIVE LABEL
တစ်ထောင်ကျပ်
ONE THOUSAND KYATS
၁၀၀၀ ၁၀၀၀

25 MAR 1993

" မြေနှင့်နှစ်ထပ်တိုက် ~~ဟောင်း~~ ကို ~~မေတ္တာ ပြန်ထာ၍~~
~~အပိုင်ပေးကမ်းခြင်း~~ စာချုပ် "

ရန်ကုန်မြို့အရပ်၌ ၁၉၉၃ ခုနှစ်၊ မတ်လ (၂၆) ရက်နေ့တွင်

ရန်ကုန်တိုင်း၊ သင်္ဃန်းကျွန်းမြို့နယ် ဆ/က ရပ်ကွက် ကျိုက္ကဆံဘုရားလမ်း

အမှတ်(၁၃) နေ —

ဦးမြင့်သိန်း ... အဘဦးစိန်နှင့်(ခ)အရှင်ကတိုဓေဇာသီရိ

၏သား

နိုင်ငံသား ၁၂/သဃက(နိုင်) ၀၇၃၇၉၃

ကိုင်ဆောင်သူ .... က

~~မေတ္တာ ပြန်ထာ၍ အပိုင်ပေးသူ~~ -(၄င်း ~~အပိုင်ပေး~~ သူဟုသော ဝေါဟာရ ၏

စကားရပ်အဓိပ္ပါယ် ကောက်ယူရာ၌၊ ၎င်းနောက်စကား စဉ်ကွဲလွှဲဆန့်ကျင်ခြင်း

၂- သို့

မရှိလျှင် ဖော်ပြပါဦး မြင့်သိန်း ကိုယ်တိုင်နှင့်တကွ ၄င်း၏အမွေစား အမွေခံများ ၊ တရား ဝင်ကိုယ်စား ပြုသူများ ၊ လွှဲအပ်ခံရသူများ အပါ အဝင်ဖြစ်သည်ဟုမှတ်ယူရမည်) အဖြစ် <u>ပထမတဘက်</u> နှင့် . . . .

ရန်ကုန်တိုင်း ၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေး ဘုရား လမ်း အမှတ်(၂၀) နေ —

ဒေါ်သန်း သန်း ထွတ် . . . အဘ ဦး အုန်း မောင်၏သမီး

၁၂/ဂကန(နိုင်) ၀၂၇၃၂၄

ကိုင် ဆောင်သူ . . . . က

ဝယ်ယူသူ

~~အပိုင်ပေးခြင်း ကိုလက်ခံသူ~~ (၄င်း ~~အပိုင်ပေးခြင်း ကိုလက်ခံသူ~~ ဝယ်ယူသူ ဟု ဆော ဝေါဟာရ၏စကား အဓိပ္ပါယ် ကောက်ယူရာ၌ ရှေ့နောက်စကား စဉ်ကွဲ လွဲဆန့်ကျင်ခြင်း မရှိလျှင် ဖော်ပြပါ ဒေါ်သန်း သန်း ထွတ်ကိုယ်တိုင် ၊ နှင့် တကွ၊ ၄င်း၏အမွေစား အမွေခံများ၊ တရား ဝင်ကိုယ်စား ပြုသူ များ လွှဲအပ်ခံရသူများ အပါအဝင်ဖြစ်သည် ဟုမှတ်ယူရမည်) အဖြစ်၊ <u>ဒုတိယ တဘက်</u> တို့ ဤမြေနှင့် ၂ထပ်တိုက် ဟောင်း ကို ~~မေတ္တာဖြင့်အပိုင် ပေး ကမ်းခြင်း~~ အပြီးအပိုင်ရောင်းချခြင်း စာချုပ်ကို ချုပ်ဆိုကြပါသည်။

- ရန်ကုန်မြို့၊ ယခင်-ကုတ်ကိုင်း လမ်း ၊ ယခု-ကမ္ဘာအေး ဘုရား လမ်း အမှတ်(၂၀)ဖြစ် သောနှစ်ထပ်တိုက် နှင့် ၁၂၅၈ ကေရှိ မြေပိုင်မြေကိုပထမတဘက်၏ ဖခင် ဦး စိန်ခန့်(ခ)အဌင်ကစိဗေယိရိ နှင့်မိခင်-ဒေါ် ကျင်ရွှေ(ခ) ဒေါ်သိန္ဒိဌင် တို့က ခမ္မစကြာဈာသန ပြုအဖွဲ့ချုပ်အမည်ဖြင့်မှတ်ပုံတင်အရောင်း အဝယ်စာချုပ် အမှတ် ၁၄၄/၁၄ ဖြင့်ဝယ်ယူ ပိုင်ဆိုင်လက်ရှိထား အကျိုး ခံစား လာခဲ့သည်ဖြစ်၍တ ကြောင်း —

- ပထမတဘက်၏ဖခင် အဌင်ကစိဗေယိရိပုံ့ တော်မူ ပြီး နောက်၊ ခမ္မစကြာ ကျောင်း တိုက် နေ-ဦး ကေသဝ နှင့် ပထမတဘက်တို့ ဝိဝါဒမိကရုဏ်း မှုခင်း အမှတ်-၃/၇၁ ဖြစ်ပွား ခဲ့ရာတိုင်း သံဃဝိနိစ္ဆယအဖွဲ့အမှတ်-၃/၇၁က (၁၉-၃-၇၆) နေ့တွင် ဖော်ပြပါပစ္စည်းအနက်၁၂၅၈ ကေရှိ မြေကွက်နှင့်ယင်း မြေ ပေါ်ရှိနှစ်ထပ်တိုက်အပါအဝင် ရပိုင်ခွင့်များ ကိုပထမတဘက်ကပိုင်ဆိုင် စေရန်ဆုံး ဖြတ်ခဲ့ သည်ဖြစ်၍တ ကြောင်း —

၃-သို့

- ဦး ကေသဝက၊ အယူခံ စေ ာဒနာ ဝင် ရှ ာ၊ နိုင်ငံ တော်သံဃ ဝိနိစ္ဆယ အဖွဲ့အမှတ်-၇/၈၆ ဝိနည်း ဓမ္မကံအဓိကရုဏ်း မှုခင်း အမှတ် - ၁၄/၈၆ အဖြစ်၊ နိုင်ငံ တော် ဝိနည်း ဓိုရ်ဆရာ တော်ကြီး များ က ကြား နာပြီး နောက်(၇-၇-၈၆) နေ့တွင်၊ ပထမတဘက် ပိုင်ဆိုင် ခွင့်ကိုအတည်ပြုခဲ့သည်ဖြစ်၍တ ကြောင်း -

- ရန်ကင်း မြို့နယ်ဦး ဓမ္မဝိဝိပြ ား မှုတည် ဆောက်ရေး အဖွဲ့မှနိုင်ငံတော် သံဃ ဝိနိစ္ဆယအဖွဲ့အမှတ်-၇/၈၆ ၏အဆုံး အဖြတ်ကိုအကောင် အထည် ဖော်၍(၂၉-၆-၈၉) နေ့တွင်၊ ပထမတဘက်သို့လွှဲ ပြောင်း ပေး အပ်ခဲ့သည်ဖြစ်၍တ ကြောင်း -

- ပထမတဘက် ပိုင် အောက်ဇယား ဝင် ပစ္စည်း ကို ဒုတိယတဘက်သို့အဘိုး ငွေ ၂၀၀၀၀၀ိ/-(ငွေနှစ်သိန်း ကျပ်တိတိ)ဖြင့် ရောင်း ချ ၍ ဒုတိယတဘက်သို့ အောက်ဇယား ဝင်ပစ္စည်း ကို(၂-၇-၈၉) နေ့ က ပင်လက် ရောက်လွှဲ ပြောင်း ပေး အပ်ထား ပြီး ဖြစ်၍တ ကြောင်း -

၎င်း မြေနှင့်နှစ်ထပ်တိုက် ဟော်င်း အ ရောင်း အဝယ် စာချုပ်ကို ချုပ် ဆိုကြပါ သည်။

ပထမတဘက်သည် အောက်ဇယား ဝင်ပစ္စည်း ကို ကြွေး မြီတာဝန်ကင်း လွတ် ချက် နှင့်အတူအဘိုး ငွေ၂၀၀၀၀၀ိ/-ဖြင့်ဒုတိယတဘက်သို့ ရောင်း ချပါသည်။ ရောင်း ချသော် အဘိုး ငွေ၂၀၀၀၀၀ိ/-(ငွေနှစ်သိန်း ကျပ်တိတိ)ကိုဒုတိယတဘက်ထံ မှအပြေအ ကြေ ရရှိ ကြောင်း ပထမတဘက်က၎ စာချုပ်အား ဖြင့်ဝန်ခံပါသည်။

ဒုတိယတဘက်ကလည်း ဝယ်ယူသော ပစ္စည်း ကို(၂-၇-၈၉) နေ့က ပင်လက် ရောက်ရရှိပြီး ကြောင်း ၎ စာချုပ်အား ဖြင့်ဝန်ခံပါသည်။

ယခု ရောင်း ချလွှဲ ပြောင်း ပေး အပ်သော အောက်ဇယား ဝင်ပစ္စည်း နှင့် ပတ်သက်၍ တစုံတ ယောက်ကအ မွေ ကြောင်း အရ ပြောဆို နှောက်ယှက်ခြင်း ကြောင့်ဖြစ်စေ၊ အခြား ကြွေး မြီ တောင်း ခံခြင်း စ သောအ ကြောင်း များ ကြောင့်ဖြစ်စေ၊ တရား စ ကား ပြောဆိုရသည်ရှိ သော်၊ ရောင်း သူပထမတဘက်က မိမိ၏ကုန်ကျစရိတ်ဖြင့်ခုခံ ထု ချေ ၍ င်း လင်း ပေး ပါမည်ဟုတာဝန်ယူကတိပြုသည့်အပြင် ထိုသို့ခုခံ ထု ချေ ၍င်း လင်း ပေး ပါလျက် အကျိုး မပြီး ဘဲ၊ ဝယ်သူဒုတိယတဘက်မှ ဇယား ဝင်ပစ္စည်း ကိုလက်လွှတ်ဆုံး ရှုံး နစ်နာ မှု ဖြစ် ပေါ်ခဲ့သော် ရောင်း သူပထမတဘက်က နစ်နာဆုံး ရှုံး သမျှကိုဝယ်သူဒုတိယတဘက် သို့ ပေး လျော်ပါမည်ဟုကတိပြုပါသည်။

ရန်ကုန်မြို့ စာချုပ်စာတမ်း မှတ်ပုံတင်ရုံး၌ ဒါ ၁၅.၁၁.၉၃ နေ့တွင် [illegible]
[illegible] ၂၇/၉၃ [illegible]
[illegible]

ပ-သို့။

နေ့စွဲ ၁၇.၁၁.၉၃

[illegible]
စာချုပ်စာတမ်း မှတ်ပုံတင်ရုံး

အခွန်တော်တံဆိပ်ခေါင်းကိစ္စအလို့ငှာ အောက်ဇယားဝင် ပစ္စည်းကို တန်ဖိုး ငွေ ၂၀၀၀၀၀ိ/- သတ်မှတ်ပါသည်။

အပြီးအပိုင်ရောင်းချသော

" ~~မြေဘွဲ့ဖြင့်အပိုင်ပေးကမ်းသော~~ ပစ္စည်းဇယား "

" ရန်ကုန်မြို့၊ ယခင်ကုက္ကိုင်းလမ်း၊ ယခုကဘာအေးဘုရားလမ်း အမှတ်(၂၀)ဖြစ်သော နှစ်ထပ်တိုက်နှင့် ၎င်း၏မြေယာဖြစ်သော ယခင်အင်းစိန်မြို့အပိုင် ယခု ရန်ကင်းမြို့နယ်၊ ကံဘဲ့ကွင်း အမှတ်-၁၁၊ဦးပိုင်အမှတ်-၁/ အေ၊ အရှေ့လား သော်- ပစီဆား အိပ်ရှိ လိုအင်ကုမ္ပဏီအုပ်ချုပ်သော-ကံဘဲ့ ပါယား ရေဘီတာခြံ၊ အနောက်လားသော်- ကုက္ကိုင်းလမ်း၊တောင်လားသော် မစ္စတ်ဘီအိုင် ဝေါလစတုံး ပိုင်ခြံမြေ၊ မြောက်လားသော် မစ္စတ်အမ်●မ်ရေနိုး ပိုင် ခြံမြေနယ် လေးရပ်အတွင်းရှိ မြေပိုင် မြေဧရိယာ ၁.၅၆၈ ဧကရှိ မြေကွက်အနက်မှ တရားဝင် ခွဲစိတ်ပြီးသော —

"ကဘာအေးဘုရားလမ်း သို့မျက်နှာပြုထားသော အနောက်တောင်ဖက်ပိုင်း ၀.၂၄ ဧကရှိ မြေပိုင် မြေ(မြေကွက်အမှတ် ၁.-အေ/၂-) နှင့်၊ ၎င်းမြေပေါ်ရှိနှစ်ထပ်တိုက် ဟောင်းအပါအဝင် အရပ်ရပ်ပိုင်ဆိုင်အကျိုး ခံစားခွင့်များနှင့် အတူ -- "

အပြီးအပိုင်ရောင်းချခြင်း

၃။ ~~မြေဘွဲ့ဖြင့်အပိုင်ပေးကမ်းခြင်း~~ စာချုပ်ပါစကားရပ်ကို၊ ကောင်းစွာသဘောပေါက်နားလည်ပြီးနောက်၊ လွတ်လပ်သောသဘောဆန္ဒဖြင့်၊ အောက်ပါသက်သေများရှေ့တွင် သဘောတူလက်မှတ်ရေးထိုးကြပါသည်။

<u>အသိသက်သေများ</u>

၁။ ဒေါ်မြင့်မြင့်သိန်း
၁၂/သဃက(နိုင်)
အမှတ်(၁၃)ကျိုက္ကဆံဘုရားလမ်း
ဆ/က ရပ်ကွက်၊ သင်္ဃန်းကျွန်းမြို့နယ်

ဦးမျိုးကြွင်
၁၂/ဥကမ(နိုင်)
၀၃၅၉၄၉

(ဦးမြင့်သိန်း)
၁၂/သဃက(နိုင်)၀၇၃၇၉၃
~~မြေဘွဲ့ဖြင့်အပိုင်ပေးကမ်းသူ~~ ရောင်းသူ/ပထမတဘက်

(ဒေါ်သန်းသန်းထွတ်)
၁၂/ရကန(နိုင်)၀၂၇၃၂၄
~~အပိုင်ပေးကမ်းခြင်းကိုလက်ခံသူ~~ ဝယ်ယူသူ/ဒုတိယတဘက်

၂။ ဦးကိုကိုကြီး
၁၂/မရက(နိုင်)၀၀၁၅၆၁
အမှတ်-၂၀၊ ကဘာအေးဘုရားလမ်း
ရန်ကင်းမြို့နယ်။

ချုပ်/၁၉၆၃...ခုနှစ်သုံး မြေပုံမှရေးကူးပေးသည့်
သခံမိတ္တူမြေပုံ

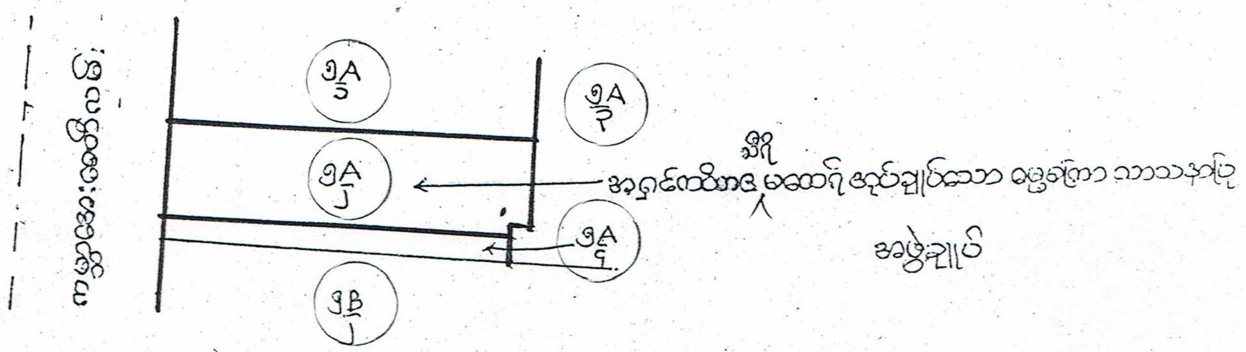
မြေတိုင်းရပ်ကွက်အမှတ်..........၁၅
လူနေရပ်ကွက်အမှတ်..........၈၁၁
မြေကွက်အမှတ်..........၅A/၂
..........ရန်ကင်း..........မြို့နယ်
ရန်ကင်းမြို့

ဧရိယာ...၁...ဧက...၁.၀.၈ ပေ/မီ

ပုံ ..၉၄... မှစ၍ မာချုပ်အမှတ်........၁၆
...ဘောင် ....ပေါက် ..၁.. အတွဲ ၅၂၁ ..
...ရက် ...... ၄၅၁၄၈ ကပ်ပုံ ...

...မြေတိုင်းကျက်ညွှန်ကြားရေးမှူး

၉၄ ဇန်နဝါရီ ၈ မာချုပ်စာတမ်းမှတ်ပုံတင်ရုံ
...........ရန်ကင်းမြို့



ညွှန်ပြချက်

မြေပုံစံ မြေ ....
အတိုင်းအတာ .... ၀ .... ၂၄၀ ...

ညှိနှိုင်းအစားထား ပါ

ရှေ့နေ ရှောင်းအဝယ်စာချုပ်ချုပ်ဆိုရန်အတွက်သာ

ကောက်နုတ်ချက်မိတ္တူမှန်

အထက်တန်း(မြေပိုင်း)
မြေတိုင်းဌာနခွဲ
မြို့ရွာနှင့်အိုးအိမ်ဖွံ့ဖြိုးရေးဦးစီးဌာန

ညွှန်ကြားရေးမှူး
မြေခွန်နှင့်မြေတိုင်း
မြို့ရွာနှင့်အိုးအိမ်ဖွံ့ဖြိုးရေးဦးစီးဌာန

ဒုတိယညွှန်ကြားရေးမှူး
မြေပိုင်ဌာနခွဲ
မြို့ရွာနှင့်အိုးအိမ်ဖွံ့ဖြိုးရေးဦးစီးဌာန
ဆောက်လုပ်ရေးဝန်ကြီးဌာန

ဦးစီးအရာရှိ
မြေတိုင်းဌာနခွဲ
မြို့ရွာနှင့်အိုးအိမ်ဖွံ့ဖြိုးရေးဦးစီးဌာန
ဆောက်လုပ်ရေးဝန်ကြီးဌာန

၁၉၉၆/၁၉၉၇ ခုနှစ်သုံး မြေပုံ ...
ကူးသော ကောက်နုတ်ချက်မိတ္တူ မြေပုံ ...
ခင်မြင့်ရှိ ...

ဆောက်လုပ်ရေးဝန်ကြီးဌာန

မြို့ပြနှင့်အိုးအိမ်ဖွံ့ဖြိုးရေးဦးစီးဌာန၊ မြေစာရင်းနှင့်မြေတိုင်းဌာနခွဲ

5.51

BLOCK No. [illegible] . . . CIRCLE. [illegible] . . . . YANGON Page No. [illegible] . .

A. ORIGINAL RECORDS					B. PARTICULARS OF TRANSFER		
CLAIM No. of ALLOTMENT	TOTAL Area of HOLDING	Name and residence of person (if any) in possession next under Govt. by grant, lease of otherwise	Nature of Little of person recorded in Column	RENT OR REVENUE	No. and date of Registered Deed of Transfer	Name of Residence of Transferee	Nature of Transfer
1	2	3	4	5	6	7	8
[illegible]	၀.၂၉၀ ဧက	[illegible]	[illegible]	[illegible]			

ရန်ကုန်မြို့
စာချုပ်စာတမ်းများမှတ်ပုံတင်ရုံးတွင်
မှတ်ပုံတင်သွင်းသော

အမွေဆက်ခံပိုင်ဆိုင်ကြောင်းကြေညာစာချုပ်

ရန်ကုန်မြို့။
၂၀၁၂ ခုနှစ်၊ ဇွန်လ (၁၃) ရက်

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်

UNION OF MYANMAR

အခွန်တံဆိပ်ခေါင်း

REVENUE STAMP

၂၅၀ကျပ် ငွေနှစ်ရာငါးဆယ်ကျပ် K250

"အမွေဆက်ခံပိုင်ဆိုင်ကြောင်းကြေငြာစာချုပ်"

၂၀၁၂-ခုနှစ်၊ ဇွန်လ (၂၂)ရက်နေ့တွင် ရန်ကုန်မြို့စာချုပ်စာတမ်းများမှတ်ပုံတင်ရုံးတော်၌ အောက်အမည် ...သူမှ ဤ "**အမွေဆက်ခံပိုင်ဆိုင်ကြောင်းကြေငြာစာချုပ်**" ကို ပြုလုပ်ချုပ်ဆိုသည်မှာ -

...ပိုင်ဆိုင်ကြောင်းကြေငြာသူ ။ ။ ဒေါ်သန်းသန်းထွတ် (ဘ) ဦး အုန်းမောင်

၁၂/ရကန (နိုင်) ၀၂၇၃၂၄

အမှတ် (၂၀)၊ ကမ္ဘာအေးဘုရားလမ်း၊(၇)ရပ်ကွက်၊

ရန်ကင်းမြို့နယ်၊ ရန်ကုန်မြို့။

အောက်ပစ္စည်းစာရင်းတွင် အသေးစိတ်တိကျစွာ ဖော်ပြထားသော မြေကွက်နှင့် ယင်းမြေကွက် ...ရှိ အကျိုးခံစားခွင့်အရပ်ရပ်အားလုံးတို့သည် ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ၊ မြို့ပြစီမံကိန်းနှင့် ...မြေစီမံခန့်ခွဲမှုဌာနရှိ မြို့မြေစာရင်းတွင် **ဒေါ်မြင့်သိန်း(ခ)ဒေါ်အမီနံ** အမည်ပေါက် မှတ်သားတည်ရှိသော ...ပိုင်မြေကွက်ဖြစ်ပါသည်။

မြေအမည်ပေါက်တစ်ဦးဖြစ်သူ ယခုပိုင်ဆိုင်ကြောင်းကြေညာသူ၏မိခင် ဒေါ်မြင့်မြင့်သိန်း(ခ) ...အမီနံ သည်(၁၂-၂-၂၀၁၂) နေ့တွင်လည်းကောင်း၊ ဖခင်ဖြစ်သူ ဦးအုန်းမောင်(၁၉-၁၂-၁၉၉၇) နေ့တွင် ...လည်းကောင်း အသီးသီးကွယ်လွန်သွားခဲ့ပါသည်။မိဘများမကွယ်လွန်မီက မိမိအတူတကွနေထိုင်ခဲ့ကြပြီး ...ကွယ်လွန်စဉ်ကလည်း မိမိမှပင် သင်္ဂြိုလ်ခြင်းကိစ္စအဝဝကိုဆောင်ရွက်ခဲ့ပါသည်။ ကွယ်လွန်သူ မိဘများတွင် ...တစ်ဦးတည်းသာမွေးဖွားခဲ့ပါသည်။အခြားသောမွေးချင်းများမရှိပါ။ ကိတ္တိမသားသမီးများမွေး စားထားခဲ့ခြင်း ...လည်းမရှိပါ။

ကွယ်လွန်သူ မိဘများနှင့် မိမိတို့သည် ဗမာလူမျိုး/ဗုဒ္ဓဘာသာဝင်များဖြစ်ကြသည့် အားလျော် ...စွာ မိဘများကွယ်လွန်ပြီးနောက်တွင် အောက်ဖော်ပြပါ မြေကွက်နှင့် မြေကွက်ပေါ်ရှိအကျိုးခံစားခွင့်အရပ်ရပ် ...အားလုံးတို့အားလုံးတို့အား သမီးဖြစ်သော မိမိတစ်ဦးတည်းသာလျှင် မြန်မာ့ဓလေ့ထုံးတမ်းဥပဒေနှင့် အမွေဆက်ခံ ...ပိုင်ဆိုင်ရာဥပဒေတို့အရ အမွေဆက်ခံပိုင်ဆိုင်ပါကြောင်း၊ မိမိမှ လွဲ၍ အခြားသောအမွေဆက်ခံပိုင်ဆိုင်သူ ...တစ်ယောက်မျှမရှိပါကြောင်းနှင့်တစ်ဦးတည်းသောသမီးအရင်းဖြစ်ပါကြောင်း အောက်ပါအသိ သက်သေ ...ရှေ့တွင် လက်မှတ်ရေးထိုးကာ ဤ "**အမွေဆက်ခံပိုင်ဆိုင်ကြောင်းကြေငြာစာချုပ်**" ကို ပြုလုပ်ချုပ်ဆိုပါသည်။

ထပ်ဆင့်ရေးမှတ်ချက်များကို စာမျက်နှာ ...၂၊၄၊၅

တွင်ကြည့်ပါ။

စာချုပ်စာတမ်းမှတ်ပုံတင်ဌာနမှူး

နေ့စွဲ ..၁၃၊၆၊၂၀၁၂ စာချုပ်စာတမ်းမှတ်ပုံတင်ရုံး

ရန်ကုန်မြို့။

မြန်မာနိုင်ငံတော်တံဆိပ်ခွန် အက်ဥပဒေပုဒ်မ(၃)၊ ဇယား (၁)၏ အမှတ်စဉ် ....၄........ အရ၊ အခွန်တော်ကျပ် ....၂၅၀/-.... မှန်သည်။ မြန်မာနိုင်ငံတော် စာချုပ်စာတမ်းမှတ်ပုံတင် အက်ဥပဒေပုဒ်မ(..၁၇၊၂၀၊ ..၂၁၊၂၃၊၂၈၊၃၂၊၃၅.........................) များအရ လက်ခံနိုင်သည်။

မှတ်ပုံတင်ခရငွေ - ၆၀/-

စာချုပ်စာတမ်းမှတ်ပုံတင်ဌာနမှူး

နေ့စွဲ ..၁၃၊၆၊၂၀၁၂ စာချုပ်စာတမ်းမှတ်ပုံတင်ရုံး

ရန်ကုန်မြို့။

ပြည်ထောင်စုမြန်မာနိုင်ငံတော်

UNION OF MYANMAR

အခွန်တံဆိပ်ခေါင်း

REVENUE STAMP

၅ ကျပ် ငွေ ငါး ကျပ် K 5

" <u>ပိုင်ဆိုင်ကြောင်းကြေငြာသည့်ပစ္စည်းစာရင်း</u> "

ရန်ကုန်တိုင်း၊ ရန်ကင်းမြို့နယ်၊ မြေတိုင်းရပ်ကွက်အမှတ် (၈၅/ကံဘဲ့)၊ မြေကွက်အမှတ် (၅-A/၁[illegible])၊ မြေဧရိယာ(၀. ၂၄၀) ဧကရှိ မြေပိုင်မြေကွက်နှင့် ယင်းမြေကွက်ပေါ်ရှိ အကျိုးခံစားခွင့်အရပ်ရပ်အားလုံးတို့ ဖြစ်ပါသည်။

[illegible]သက်သေများ

[illegible]

[illegible]ကိုတိုကြီး (ဘ) ဦး[illegible]

[illegible]/ခရက (နိုင်) ၀၈၁၅၄၅

[illegible]မှတ် (၁၉)၊ ကမ္ဘာအေးစေတီလမ်း၊၇-ရပ်ကွက်၊

[illegible]ကင်းမြို့နယ်၊ ရန်ကုန်မြို့။

(ဒေါ်သန်းသန်းထွတ်)

<u>အမွေဆက်ခံပိုင်ဆိုင်ကြောင်းကြေငြာသူ</u>

[illegible]

[illegible] (ဘ) ဦးဝင်းအောင်

[illegible]

[illegible]

[illegible]မြို့နယ်၊ ရန်ကုန်မြို့။

မူရင်း

အမည်ပေါက်လွှဲပြောင်းခြင်းမှတ်တမ်း

015469

မြို့နယ် - ရန်ကင်း

မြေတိုင်းရပ်ကွက်အမှတ် - ၈၅ ဏ်ဘဲ

မြေကွက်အမှတ် - ၅A/၁

ဧရိယာ - ၀.၂၄၀ ဧက

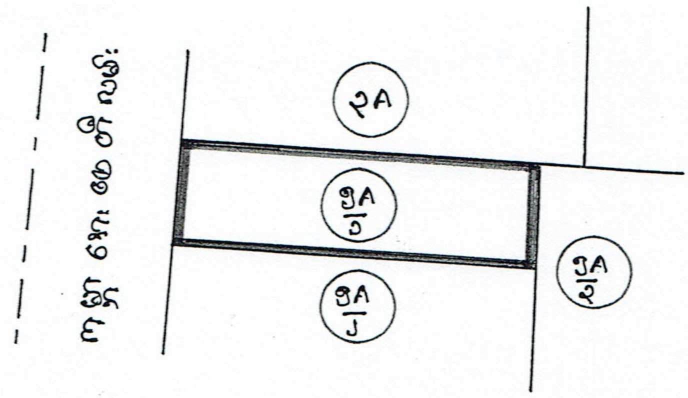
မြေအမျိုးအစား - ဖေပိုင်မြေ

အမှုတွဲအမှတ် နေ့စွဲနှင့် ခွင့်ပြုရက်စွဲ	ဂရန်အမည်ပေါက် နှင့် နိုင်ငံသားအမှတ်	လွှဲပြောင်းသည့် စာချုပ်အမှတ်နှင့်ရက်စွဲ (သို့) တရားရုံးဒီဂရီနှင့်ရက်စွဲ	လွှဲပြောင်းခံရသူ (သို့) တရားရုံးဒီဂရီရရှိသူ၏ အမည်နှင့် နိုင်ငံသားအမှတ်
၁	၂	၃	၄
ရကာ. ပြောင် ၊ ၂၆၁၁/၁၂ ၁၀.၁၂.၂၀၁၂ ခွင့်ပြု ၈.၄.၂၀၁၃	ဒေါ်အာမိနာ(ခ)ဒေါ်မြင့်သိန်း ၁၂/ရကန(နိုင်)၀၂၆၄၅၂	ပိုင်ဆိုင်ကြောင်းစာချုပ် အမှတ် ၂၇၇၇/၁၂ ၂.၇.၂၀၁၂	ဒေါ်သဇင်းသန်းထွန်း ၁၂/ရကန(နိုင်)၀၂၇၃၂၄ 3/5/13 ဌာနခွဲမှူး မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်

ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ

စာချုပ်စာတမ်းမှတ်ပုံတင်ဌာနမှူး
စာချုပ်စာတမ်းမှတ်ပုံတင်ရုံး
ရန်ကုန်မြို့



၂၀၁၂-၁၃ / ခုနှစ်သုံးမြေပုံမှရေးကူးပေးသည့် မှန်ကန်ကြောင်း သက်သေခံသည့် မိတ္တူမြေပုံ
အမည်ပေါက် ဒေါ်အုံးမြိုင်(ခ)ဒေါ်မြင့်ကြိုင်
မြေတိုင်းရပ်ကွက်အမှတ် ၈၅/ကံဘဲ့
လူနေရပ်ကွက်အမှတ် -
မြေကွက်အမှတ် ၅-A/၁
မြေအမျိုးအစား ဘိုးဘွားပိုင်မြေ
ဧရိယာ ၀.၁၄၀ ဧက (ခတိုင်းအတာဖြစ်)
မြို့နယ် ရန်ကင်း
စကေး ၁" = ၁၀၀'
ဒိုင်ခိုင်ကြေငြာစာချုပ် ချုပ်ဆိုရန် လျှောက်ထားသည့်အကြောင်းအရာ
မြေတိုင်း (၃) မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန
မြေတိုင်း (၁) မြို့ပြစီမံကိန်းနှင့် မြေစီမံခန့်ခွဲမှုဌာန
ဌာနမှူး မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

ဌာနမှူး (ကိုယ်စား)
မြို့ပြစီမံကိန်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

ပြည်ထောင်စုမြန်မာနိုင်ငံတော် ရုံးခွန်တံဆိပ်ခေါင်း ၅ကျပ် K5

၂၀၁၂/၁၃ ခုနှစ်၏သုံး မြေပုံ/မြို့မြေစာရင်းမှ ရေးကူး သောကောက်နုတ်ချက် မိတ္တူ မြေပုံ/မြေရာဇဝင် ဖြစ်၍ တိကျမှန်ကန်ကြောင်း ထောက်ခံပါသည်။

(မြို့ပြ/မြေယာဌာန)

ထုတ်ပေးသည့်ရက်စွဲ - ၃၀.၅.၀၁

[illegible]

မြေစာရင်းနှင့်မြေစီမံခန့်ခွဲမှုဌာန

ပုံစံ - ၁

စာမျက်နှာ ၁၁၁ ... ...

[illegible] ၈၅/၈၈၈ ... ...

[illegible] ... ...

ကက–ကနဦးမှတ်သားချက်များ					ခ–ပြောင်းလွဲခြင်းအတွက် ပြောင်းလွဲရာတွင် ပါဝင်သည့် မြေကွက်ငယ်များ		
[illegible] (၁)	[illegible] (၂)	ကရန်(သို့)မြေငှား(သို့)လိုင်စင်(သို့)အငှားချထားခံရသူ၏ အမည်နှင့်နေရပ် (၃)	ဖယား'၃'တွင်ဖော်ပြသူ၏ ပိုင်ဆိုင်ခွင့် အမျိုးအစား (၄)	မြေခွန်/မြေခ (၅)	မှတ်ပုံတင်စာချုပ် အမှတ်နှင့်နေ့စွဲ (၆)	လွှဲပြောင်းခံရသူ၏ အမည်နှင့်နေ့စွဲ (၇)	လွှဲပြောင်းမှု အမျိုးအစား (၈)
[illegible]	[illegible]	-	မြေပိုင်မြေ	-	၁အရောင်း၁	ဒေါ်အေးမိနှံ့(မ)ဒေါ်မြင့်မြင့်ခိုင်	အမှုတွဲအမှတ် - ဂဂဂ ၄/၉၄
	[illegible]				၁၇ / ၉၄	၁၂/ဂကန(နိုင်)၀၂၆၉၅၂	နေ့စွဲ ၁၆.၁.၉၄ အရ ပြောင်း
					၆.၁.၉၄	အမှတ် ၂၀ ၊ ကမ္ဘာအေးဘုရား	သည်။
						လမ်း ၊ ၁၇ ရပ်ကွက်၊ ရန်ကင်း၊	
						ရန်ကုန်မြို့။	

၂၅/၅/၁၂

ဂ္ဂ(ကိုယ်စား)

[illegible]

K5

[illegible]

ပိုင်ဆိုင်ကြောင်းစာချုပ် ချုပ်ဆိုရန် ကောက်နုတ်ချက်မိတ္တူမှန်

မြေတိုင်း (၁)

မြို့ပြစီမံကိန်းနှင့် မြေစီမံခန့်ခွဲမှုဌာန

မြေတိုင်း (၃)

မြို့ပြစီမံကိန်းနှင့် မြေစီမံခန့်ခွဲမှုဌာန

လက်ဝေးအသည့်ရက်စွဲ - ၃၀.၅.၁၂

No. 20 Kabar Aye Pagoda Road

Neighborhood Approval Documents for Office Building Construction


(No.11)
Plot No.22
Project Site
20/ B
(No. 1)
Plot No. 20
Dhamma Satkyar
(No. 3)
Plot No. 19
(No. 2)
Plot No. 19/ A1
Plot No. 19/ A
(No. 8)
Plot No. 19/B
Plot No. 19 /B2
(No.6)
Sein Lei May Lane
(No.4)
Plot No. 18/E
(No.9)
Plot No 18
(No.5)
Plot No 18/B
MiCasa Hotel Apartments, Yangon
(No. 7)
Plot No. 18A
Kabar Ave Pagoda Road
(No.10)

ရန် ကုန် တိုင်း စစ် ဌာ န ချုပ်
ကုန်း မြင့် သာ ၊ မ ရမ်း ကုန်း မြို့ နယ်
စာအမှတ်၊ ၁၀၂/အထ-၁ /၅/ထောက် ၅ (က)
ရက် စွဲ၊ ၂၀၁၆ ခုနှစ် ၊ မတ်လ ၁၅ ရက်

သို့

ဦးကိုကိုလင်း

အကြောင်းအရာ။ **အဆင့်မြင့်အဆောက်အဦ ဆောက်လုပ်ခွင့်ပြုပါရန် တင်ပြခြင်းကိစ္စ**

ရည် ညွှန်း ချက်။ စစ်ထောက်ချုပ်ရုံး၏၃-၃-၂၀၁၆ရက်စွဲပါစာအမှတ်၊၉၀၁/မသ-၂/ထောက်၅က

ရန်ကုန်တိုင်းဒေသကြီး၊ရန်ကင်းမြို့နယ်၊(၇)ရပ်ကွက်၊ကမ္ဘာအေးဘုရားလမ်းရှိ တပ်မတော်ပိုင်မြေ အမှတ်(၂၂)အရာရှိအိမ်၊မြေကွက်အမှတ်(၃-အေ)အနီးရှိ ခြံအမှတ်(၂၀-ခ)၊မြေကွက်အမှတ်(၅ အေ-၁/၂)တို့တွင် နိုင်ငံခြားသားရင်းနှီးမြှုပ်နှံမှုဖြင့် **၁၈ ထပ်**အမြင့်(ကားပါကင်-**၂ထပ်**ပါ)ဆောက်လုပ်ရန်အတွက် ဘေးပတ်ဝန်းကျင် သဘောတူညီချက်တောင်းခံခြင်းနှင့်ပတ်သက်၍ ခွင့်ပြုကြောင်း အကြောင်းကြားအပ်ပါသည်။

တိုင်းမှူး (ကိုယ်စား)

မိတ္တူကို

လက်ခံစာတွဲ

မျှောစာတွဲ

NN-၅၂၆-

သို့

ဌာနမှူး
အင်ဂျင်နီယာဌာန(အဆောက်အအုံ)
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ

ရက်စွဲ။ ၂၀ ခုနှစ်၊ လ ( ) ရက်

အကြောင်းအရာ ။ **အထပ်မြင့်အဆောက်အအုံဆောက်လုပ်ခြင်းနှင့်ပတ်သက်၍ ဘေးပတ်ဝန်းကျင်ရှိ အိမ်များမှ ကန့်ကွက်ရန်မရှိကြောင်း တင်ပြခြင်း**

အထက်အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍ [illegible] မြို့ [illegible] မြို့နယ်၊ [illegible] လမ်း၊ အမှတ်([illegible]) တွင် မြေပိုင်ရှင် [illegible] အမည်ဖြင့် ([illegible])ထပ်တိုက်ဆောက်လုပ်ခြင်းနှင့်ပတ်သက်၍ ဘေးပတ်ဝန်းကျင်ရှိ မြေကွက်ပိုင်ရှင်များမှ ကန့်ကွက်ရန်မရှိကြောင်း သဘောတူညီချက်အား အောက်တွင် လက်မှတ် ရေးထိုးတင်ပြအပ်ပါသည်။

၁။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၂။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၃။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၄။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၅။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၆။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၇။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၈။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၉။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

၁၀။ အမည် [illegible]
မှတ်ပုံတင် [illegible]
အခန်းလိပ်စာ [illegible]

ရပ်ကွက်အုပ်ချုပ်ရေးမှူး၏ ထပ်ဆင့်ထောက်ခံချက်

[illegible]

ရပ်ကွက်အုပ်ချုပ်ရေးမှူး
[illegible]

MiCasa Hotel Apartments

YANGON.MYANMAR

Managed by ACCORHOTELS

သို့

ဌာနမှူး
အင်ဂျင်နီယာဌာန
ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ
ရန်ကုန်မြို့။

၂၀၁၆ခုနှစ်၊ ဒီဇင်ဘာလ (၂၀)ရက်

အကြောင်းအရာ။ ။အဆင့်မြင့်အဆောက်အဦဆောက်လုပ်ခြင်းကိစ္စ။

ရန်ကုန်တိုင်းဒေသကြီး၊ ရန်ကင်းမြို့နယ်၊ (၇)ရပ်ကွက်၊ ကမ္ဘာအေးဘုရားလမ်းရှိ တပ်မတော်ပိုင်မြေ အမှတ် (၂၂) အရာရှိအိမ်၊ မြေကွက်အမှတ် (၃–အေ)အနီးရှိ ခြံအမှတ်(၂၀–ခ)၊ မြေကွက်အမှတ်(၅အေ–၁။၂) တို့တွင် နိုင်ငံခြားသားရင်းနှီးမြှုပ်နှံမှုဖြင့် ၁၈ထပ်အမြင့် (ကားပါကင်–၂ထပ်) ဆောက်လုပ်ခြင်းနှင့်ပါတ်သက်၍ မီကာဆာဟိုတယ်မှ ကန့်ကွက်ရန်မရှိကြောင်း အကြောင်းကြားအပ်ပါသည်။

လေးစားစွာဖြင့်

Michael Min Lwin Oo
Resident Manager
SCCP Prince Co., Ltd.

The Government of the Republic of the Union of Myanmar
Ministry of Planning and Finance
Directorate of Investment and Company Administration
No.1, Thitsar Road, Yankin Township, Yangon.

Letter No: DICA – 10 / 1 / 2016 (15418)
Dated : 30th, December, 2016.

Mr. Randolph Post Eddy III
Director,
Four Rivers Inya Office Co., Ltd.
No. 26(B/2), Inya Road,
Kamayut Township, Yangon 11041.

Subject: **Application for Permit.**

We have received your complete application of Permit on (28-12-2016).
We have prescribed the conditions to be attached to the permit after taking into consideration the activities to be carried out by the company in the Republic of the Union of Myanmar and the facts mentioned in the documents submitted by the company.

Before issuing the Permit (Original) we would like to seek your agreement with regard to the conditions to be attached to the permit. These conditions are listed in the Annexure.

The company is therefore kindly requested to study these conditions and send back the Annexure duly signed by the responsible official on behalf of company on before (27-1-2017).

If the conditions are acceptable, the company is requested to remit 50% of the prescribed amount **US $ 150,000 (United States Dollar One Hundred and Fifty Thousand Only)** in Foreign Currency acceptable to the Myanma Foreign Trade Bank/the Myanma Investment & Commercial Bank, and the Private Banks which have obtained Authorized Dealer License .

Unless the duly signed Annexure is received by that date it will be considered that the company is not taking interest to accept these conditions and subsequently your application for permit shall be cancelled.

Yours sincerely,

For Director General,
(Nilar Mu – Director)

c.c to
Director General
Internal Revenue Department.
Managing Director
Myanma Foreign Trade Bank.
Managing Director
Myanma Investment & Commercial Bank.
Assistant General Manager
Myanma Economic Bank
General Manager
The all banks which have obtained
Authorized Dealer License

} kindly requested to open a bank account if it is applied by the company.

The Government of the Republic of the Union of Myanmar
Ministry of Planning and Finance
Directorate of Investment and Company Administration
No.1, Thitsar Road, Yankin Township, Yangon.

Letter No: DICA-10 / 1 / 2016 (15417)
Dated : 30th, December, 2016.

Mr. Randolph Post Eddy III
Director,
Four Rivers Inya Office Co., Ltd.
No. 26(B/2), Inya Road,
Kamayut Township, Yangon 11041.

Subject : Certificate of Incorporation (Temporary) and Form of Permit (Temporary) Issued.

1. Upon the application of **Four Rivers Inya Office Co., Ltd.** in accordance with Myanmar Companies Act, Certificate of Incorporation (Temporary) and Form of Permit (Temporary) are issued on **28th December, 2016** as Registration and Permit No. **890FC/2016-2017(YGN)** by this office as a Private Company.

2. The purpose of issuance of these Certificates (Temporary) are to enable **Four Rivers Inya Office Co., Ltd.** for the use of its name in compliance with the Myanmar Companies Act and the company needs to be comply with existing Laws, Rules and Regulations in carrying out the business mentioned in its Memorandum of Association.

3. The Certificate of Incorporation (Temporary) and Form of Permit (Temporary) will be replaced with original one after the completion of registration process. However, these Certificates (Temporary) will be revoked without reimbursement of registration fees if the application is not approved by the decision of high level.

For Director General,
(Nilar Mu - Director)

Copy to

Director General
Internal Revenue Department.

Managing Director
Myanma Foreign Trade Bank.

Managing Director
Myanma Investment and Commercial Bank.

Assistant General Manager
Myanma Economic Bank
General Manager
The all banks which have obtained Authorized Dealer License

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်အစိုးရ
စီမံကိန်းနှင့် ဘဏ္ဍာရေးဝန်ကြီးဌာန

ကုမ္ပဏီမှတ်ပုံတင်လက်မှတ် (ယာယီ)

အမှတ် ၈၉၀ အက်ဖ်စီ / ၂၀၁၆-၂၀၁၇(ရက)

မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေအရ ဖိုး ရေးဗားစ် အင်းယား အော့ဖစ် ကုမ္ပဏီ လီမိတက် အား ပေးရန်တာဝန် ကန့်သတ်ထားသော လီမိတက် ကုမ္ပဏီအဖြစ် ၂၀၁၆ နှစ်၊ ဒီဇင်ဘာ လ၊ ၂၈ ရက်နေ့တွင် ယာယီမှတ်ပုံတင်ခွင့် ပြုလိုက်သည်။

ညွှန်ကြားရေးမှူးချုပ်(ကိုယ်စား)
(နီလာမူ၊ ညွှန်ကြားရေးမှူး)
ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန

THE GOVERNMENT OF THE REPUBLIC OF THE UNION OF MYANMAR
MINISTRY OF PLANNING AND FINANCE

CERTIFICATE OF INCORPORATION (TEMPORARY)

NO. 890 FC of 2016-2017(YGN)

I hereby certify that FOUR RIVERS INYA OFFICE COMPANY LIMITED is this day incorporated under the Myanmar Companies Act and that the company is Limited.

Temporarily given under my hand at Yangon this TWENTY-EIGHTH day of DECEMBER, TWO THOUSAND AND SIXTEEN

For Director General
(Nilar Mu- Director)
Directorate of Investment and Company Administration

ဤကုမ္ပဏီ မှတ်ပုံတင် လက်မှတ်(ယာယီ)သည် မှတ်ပုံတင်ရက်စွဲ (၂၈-၁၂-၂၀၁၆) မှ (၂၇-၆-၂၀၁၇) ရက်နေ့အထိ (၆)လသက်တမ်း အတွက်သာ ဖြစ်သည်။ ယာယီသက်တမ်း မကုန်ဆုံးမီ အမြဲတမ်းမှတ်ပုံတင် လက်မှတ် (မူရင်း)နှင့် လဲလှယ်ရမည်ဖြစ်ပါသည်။

ညွှန်ကြားရေးမှူးချုပ်(ကိုယ်စား)
(သက်ပိုင်၊ ဒုတိယညွှန်ကြားရေးမှူး)

Issued Date:

THE GOVERNMENT OF THE REPUBLIC OF THE UNION OF MYANMAR
MINISTRY OF PLANNING AND FINANCE
FORM 1
FORM OF PERMIT (TEMPORARY)
(See section 27 A)

Permit No. 890 FC / 2016-2017(YGN)

Date 28th December, 2016

The Ministry of Planning and Finance of the Government of the Republic of the Union of Myanmar in pursuance of the Myanmar Companies Act hereby grants a permit to the FOUR RIVERS INYA OFFICE COMPANY LIMITED. in respect of which particulars are detailed below, to carry on its business within the Republic of the Union of Myanmar subject to the provisions contained in the said Act.

(1)	Name of the Company	Four Rivers Inya Office Co., Ltd.
(2)	Country of incorporation of the company.	The Republic of the Union of Myanmar.
(3)	Location of the company's Head Office and / or Principal Office in the Republic of the Union of Myanmar.	No. 26(B/2), Inya Road, Kamayut Township, Yangon 11041.
(4)	The object for which the company is formed (field of business).	Mentioned in back page.
(5)	(a) The amount of Capital and the number of shares into which the Capital is divided.	USD 12,000,000 divided into 1,200,000 shares of USD 10 each.
	(b) If more than one class of shares is authorised, the description of each class.	Only one class.
(6)	The names, addresses and nationality of the directors.	As per List attached.
(7)	The maximum amount of indebtedness which may be incurred by the company and also a prohibition against the contracting of debts in excess of that amount.	As per conditions attached.
(8)	Period of validity of permit.	December 28, 2016 to June 27, 2017. (SIX MONTHS)
(9)	Statement of compliance with legal requirements for issue of Capital including the amount to be paid in before business is commenced.	As per conditions attached.
(10)	Statement of compliance with such conditions as may be prescribed.	The conditions attached to the permit and conditions as may be prescribed from time to time are also to be strictly adhered to by the company.

By order

For Director General

(Nilar Mu- Director)

Directorate of Investment and Company Administration

The business objectives mentioned in the Memorandum of Association shall be allowed to perform.If it is necessary, permit or license from relevant Union Ministries, Departments and Organizations of the Republic of the Union of Myanmar must be obtained in accordance with existing laws, rules and regulations.

(a) To develop, finance and construct a commercial office building

(b) To manage real-estate property

(c) To lease commercial real estate, and

(d) Any other business that is ancillary to the above, and/or is integral to the success of the company for developing its projects, as may be approved by the shareholders.

For Director General
(Thet Paing - Deputy Director)

မြန်မာနိုင်ငံကုမ္ပဏီများအက်ဥပဒေ၊ 11136

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့် ကုမ္ပဏီ

ဖိုး ရေးဗားစ် အင်း ယား အောဖစ် **ကုမ္ပဏီ လီမိတက်**

၏

သင်းဖွဲ့မှတ်တမ်း

နှင့်

သင်းဖွဲ့စည်းမျဉ်းများ

❖❖❖❖

THE MYANMAR COMPANIES ACT

PRIVATE COMPANY LIMITED BY SHARES

Memorandum Of Association

AND

Articles Of Association

OF

Four Rivers Inya Office **COMPANY LIMITED**

မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့် ကုမ္ပဏီ

ဖိုး ရေးဗားစ် အင်းယား အောဖစ် ကုမ္ပဏီ လီမိတက်

၏

သင်းဖွဲ့မှတ်တမ်း

❖❖❖❖❖❖❖❖

၁။ **ကုမ္ပဏီ၏အမည်သည်** ဖိုး ရေးဗားစ် အင်းယား အောဖစ် **ကုမ္ပဏီ လီမိတက် ဖြစ်ပါသည်။**

၂။ ကုမ္ပဏီ၏ မှတ်ပုံတင် အလုပ်တိုက်သည် ပြည်ထောင်စု မြန်မာနိုင်ငံတော်အတွင်း တည်ရှိရမည်။

၃။ ကုမ္ပဏီ တည်ထောင်ရခြင်း၏ ရည်ရွယ်ချက်များမှာ တစ်ဖက်စာမျက်နှာပါအတိုင်းဖြစ်ပါသည်။

၄။ အစုဝင်များ၏ ပေးရန်တာဝန်ကို ကန့်သတ်ထားသည်။

၅။ ကုမ္ပဏီ၏ သတ်မှတ်မတည်ငွေရင်းသည် ဒေါ်လာ ၁ – ၁၂၀၀၀၀၀၀ /-(ကျပ် ဒေါ်လာ တစ်ဆယ့်နှစ်သန်း တိတိ) ဖြစ်၍ငွေ ဒေါ်လာ ၁ – ၁၀ /-(ကျပ် တစ်ဆယ် ဒေါ်လာ တိတိ) တန် အစုရှယ်ယာပေါင်း (၁၂၀၀၀၀၀) ခွဲထားပါသည်။ကုမ္ပဏီ၏ ရင်းနှီးငွေကို ကုမ္ပဏီ၏ စည်းမျဉ်းများနှင့် လက်ရှိတရားဝင် တည်ဆဲဖြစ်နေသောတရားဥပဒေ အထွေထွေပဌာန်းချက်များနှင့်အညီ သင်းလုံးကျွတ် အစည်းအဝေး၌ တိုးမြှင့်နိုင်ခွင့်၊ လျှော့ချနိုင်ခွင့်နှင့် ပြင်ဆင်နိုင်ခွင့် အာဏာရှိစေရမည်။

၆။ ကုမ္ပဏီ တည်ထောင်ရခြင်း၏ ရည်ရွယ်ချက်များမှာ

(က) ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံ၊ ရန်ကုန်မြို့၊ ရန်ကင်းမြို့နယ်၊ ကမ္ဘာအေးဘုရားလမ်း ၊အမှတ် (၂၀) ရှိ မြေကွက်အမှတ် ၅-က/၁ (၀.၂၄၀ ဧက) နှင့် ၅-က/၂ (၀.၂၄၀ ဧက) တွင်တည်ရှိသော မြေပေါ်တွင် စီးပွါးရေးဆိုင်ရာ ရုံးအဆောက်အအုံ တစ်လုံးအား ရန်ကုန်မြို့တော် စည်ပင်သာယာရေးကော်မတီမှချ မှတ်သည့် အဆောက်အအုံဆိုင်ရာ လိုအပ်ချက်များနှင့်အညီ တည်ဆောက်ရန်၊ လိုအပ်သော ဘဏ္ဍာ ငွေ ကြေးထောက်ပံ့ရန် နှင့် ဆောက်လုပ်ရန်၊

(ခ) အဆိုပါ စီးပွားရေးဆိုင်ရာ ရုံးအဆောက်အအုံအား စီမံခန့်ခွဲရန်၊

(ဂ) အဆိုပါ စီးပွားရေးဆိုင်ရာ ရုံးအဆောက်အအုံအား ပြန်လည် ငှားရမ်းလုပ်ကိုင်ရန် နှင့်

(ဃ) အထက်ပါ လုပ်ငန်းများအားအထောက်အပံ့ဖြစ်သော (သို့) စီမံကိန်းများအား အောင်မြင်စွာ အကောင်အထည်ဖော် နိုင်ရန် အစုရှယ်ယာဝင်များမှ ခွင့်ပြုနိုင်သည့်အခြားသော စီးပွါး ရေးလုပ်ငန်းများကို ဆောင်ရွက်ရန်၊

၇။ ကုမ္ပဏီမှ သင့်တော်လျောက်ပတ်သည်ဟု ယူဆပါက ကုမ္ပဏီ၏ စီးပွားရေးလုပ်ငန်းတွင် အကျိုးရှိစေရန် အတွက် မည်သည့်ပုဂ္ဂိုလ်၊ စီးပွားရေးအဖွဲ့အစည်း၊ ကုမ္ပဏီ၊ ဘဏ်၊ သို့မဟုတ်၊ ငွေကြေးအဖွဲ့အစည်း ထံမှမဆို ငွေချေးယူရန်။

ခြွင်းချက်။ ကုမ္ပဏီသည် အထက်ဖော်ပြပါ ရည်ရွယ်ချက်များကို ပြည်ထောင်စုသမ္မတနိုင်ငံတော် အတွင်း၌ ဖြစ်စေ၊ အခြားမည်သည့် အရပ်ဒေသ၌ဖြစ်စေ၊ အချိန်ကာလအလိုက် တည်မြဲနေသော တရားဥပဒေများ၊ အမိန့်ကြော်ငြာစာများ၊ အမိန့်များက ခွင့်ပြုထားသည့် လုပ်ငန်းများမှအပ အခြားလုပ်ငန်းများကို လုပ်ကိုင်ဆောင်ရွက်ခြင်းမပြုပါ။ ထို့အပြင် ပြည်ထောင်စု သမ္မတမြန်မာနိုင်ငံတော် အတွင်း၌ အချိန်ကာလအားလျော်စွာ တည်မြဲနေသည့် တရားဥပဒေ ပြဌာန်းချက်များ၊ အမိန့်ကြော်ငြာစာများ၊ အမိန့်များနှင့် လျော်ညီသင့်တော်ခြင်း သို့မဟုတ်၊ ခွင့်ပြုထားခြင်းရှိမှသာလျှင် လုပ်ငန်းများကို ဆောင်ရွက် မည်ဟု ခြွင်းချက်ထား ရှိပါသည်။

အောက်တွင် အမည်၊ နိုင်ငံသား၊ နေရပ်နှင့် အကြောင်းအရာစုံလင်စွာပါသော ဇယားတွင် လက်မှတ်ရေးထိုးသူကျွန်ုပ်တို့ ကိုယ်စီကိုယ်ငှသည် ဤသင်းဖွဲ့မှတ်တမ်းအရ ကုမ္ပဏီတစ်ခုဖွဲ့စည်းရန် လိုလားသည့် အလျောက် ကျွန်ုပ်တို့၏ အမည်အသီးသီးနှင့် ယှဉ်တွဲ၍ပြထားသော အစုရှယ်ယာများကို ကုမ္ပဏီ၏ မတည် ရင်းနှီးငွေတွင် ထည့်ဝင်ရယူကြရန် သဘောတူကြပါသည်။

စဉ်	အစုထည့်ဝင်သူများ၏အမည်၊ နေရပ်လိပ်စာနှင့်အလုပ်အကိုင်	နိုင်ငံသားနှင့် အမျိုးသား မှတ်ပုံတင်အမှတ်	ဝယ်ယူသော အစုရှယ်ယာ ဦးရေ	ထိုးမြဲလက်မှတ်
1.	Four Rivers Real Estate Pte. Ltd 77 Robinson Road, #16-00 Robinson 77, Singapore 068896 Represented by Mr. Randolph Post Eddy III 2 Ashton Drive, Greenwich CT 06831, USA	Incorporated in Singapore Reg No. 201434483K American USA PP No. 431203698	199,999	R.P. Eddy
2.	Mr. Randolph Post Eddy III 2 Ashton Drive, Greenwich CT 06831, USA	American USA PP No. 431203698	1	R.P. Eddy

ရန်ကုန်။ နေ့စွဲ၊ ၂၀ ခုနှစ်၊ လ၊ ရက်။

အထက်ပါလက်မှတ်ရှင်များသည် ကျွန်ုပ်တို့၏ရှေ့မှောက်တွင် လက်မှတ်ရေးထိုးကြပါသည်။

U AH LONN MAUNG
B.A. (ENGLISH), R.L. (ADVOCATE)
DEPUTY DIRECTOR (RETD.)
…ATE LICENSE NO. 6610

မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ

အစုရှယ်ယာများဖြင့် ပေးရန်တာဝန် ကန့်သတ်ထားသော အများနှင့် မသက်ဆိုင်သည့် ကုမ္ပဏီ

ဖိုး ရေးဗားစ် အင်းယား အောဖစ် ကုမ္ပဏီ လီမိတက်

၏

သင်းဖွဲ့စည်းမျဉ်းများ

❖❖❖❖❖❖❖

၁။ ဤသင်းဖွဲ့စည်းမျဉ်းနှင့် လိုက်လျောညီထွေမဖြစ်သည့် စည်းမျဉ်းများမှအပ၊ မြန်မာနိုင်ငံ ကုမ္ပဏီများအက်ဥပဒေ နောက်ဆက်တွဲ ပထမ ဇယားပုံစံ 'က' ပါစည်းမျဉ်းများသည် ဤကုမ္ပဏီနှင့် သက်ဆိုင်စေရမည်။ မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေပုဒ်မ ၁၇(၂)တွင် ဖော်ပြပါရှိသည့် မလိုက်နာ မနေရ စည်းမျဉ်းများသည် ဤကုမ္ပဏီ နှင့်အစဉ်သဖြင့် သက်ဆိုင်စေရမည်။

အများနှင့်မသက်ဆိုင်သောကုမ္ပဏီ

၂။ ဤကုမ္ပဏီသည် အများနှင့် မသက်ဆိုင်သည့် ကုမ္ပဏီဖြစ်၍ အောက်ပါ သတ်မှတ်ချက်များသည် အကျိုးသက် ရောက်စေရမည်။

(က) ဤကုမ္ပဏီက ခန့်အပ်ထားသော ဝန်ထမ်းများမှအပ၊ ဤကုမ္ပဏီ၏ အစုရှင် အရေအတွက်ကို ငါးဆယ် အထိသာကန့်သတ်ထားသည်။

(ခ) ဤကုမ္ပဏီ၏အစုရှယ်ယာ သို့မဟုတ် ဒီဘင်ချာ သို့မဟုတ် ဒီဘင်ချာစတော့(ခ်) တစ်ခုခုအတွက်ငွေထည့် ဝင်ရန် အများပြည်သူတို့အား ကမ်းလှမ်းခြင်းမပြုလုပ်ရန် တားမြစ်ထားသည်။

မ,တည်ရင်းနှီးငွေနှင့် အစုရှယ်ယာ

၃။ ကုမ္ပဏီ၏ သတ်မှတ်မတည်ငွေရင်းသည် ဒေါ်လာ ၁ - ၁၂၀၀၀၀၀၀ /-(ကျပ် ဒေါ်လာ တစ်ဆယ့်နှစ်သန်း တိတိ)ဖြစ်၍ ငွေ ဒေါ်လာ ၁ - ၁၀ /-(ကျပ် တစ်ဆယ် ဒေါ်လာ တိတိ)တန် အစုရှယ်ယာပေါင်း (၁၂၀၀၀၀၀) ခွဲထားပါသည်။ ကုမ္ပဏီ၏ရင်းနှီးငွေကို ကုမ္ပဏီ၏ စည်းမျဉ်းများနှင့် လက်ရှိဟုရားဝင်တည်ဆဲဖြစ်နေသောတရားဥပဒေပြဋ္ဌာန်းချက်များနှင့် အညီ အထွေထွေသင်းလုံးကျွတ်အစည်းအဝေး၌ တိုးမြှင့်နိုင်ခွင့်၊ လျှော့ချနိုင်ခွင့်နှင့် ပြင်ဆင်နိုင်ခွင့်အာဏာရှိစေရမည်။

၄။ မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေပါ ပြဋ္ဌာန်းချက်များကို မထိခိုက်စေလျက် အစုရှယ်ယာများသည် ဒါရိုက်တာများ၏ ကြီးကြပ်ကွပ်ကဲမှုအောက်တွင် ရှိစေရမည်။ ၎င်းဒါရိုက်တာများသည် သင့်လျော်သော ပုဂ္ဂိုလ်များအား သတ်မှတ်ချက် အခြေအနေ တစ်စုံတစ်ရာဖြင့် အစုရှယ်ယာများကို ခွဲဝေချထားခြင်း သို့မဟုတ် ထုခွဲရောင်းချခြင်း တို့ကိုဆောင်ရွက် နိုင်သည်။

၅။ အစုရှယ်ယာ လက်မှတ်များကို အထွေထွေမန်နေဂျာ သို့မဟုတ် ဒါရိုက်တာအဖွဲ့ကသတ်မှတ်သည့် အခြားပုဂ္ဂိုလ်များက လက်မှတ်ရေးထိုး၍ ကုမ္ပဏီ၏ တံဆိပ် ရိုက်နှိပ် ထုတ်ပေးရမည်။ အစုရှယ်ယာ လက်မှတ်သည် ပုံပန်းပျက်ခြင်း၊ ပျောက်ဆုံးခြင်း၊ သို့မဟုတ် ပျက်စီးခြင်းဖြစ်ပါက အဖိုးအခဖြင့် ပြန်လည်အသစ်ပြုလုပ်ပေးမှုကို သော်လည်းကောင်း၊ ဒါရိုက်တာများက သင့်လျော်သည်ဟု ယူဆသော အခြားသက်သေခံ အထောက်အထား တစ်စုံတစ်ရာကို တင်ပြစေ၍သော်လည်းကောင်းထုတ်ပေးနိုင်သည်။ ကွယ်လွန်သွားသော အစုရှယ်ယာရှင်တစ်ဦး၏ တရားဝင်ကိုယ်စားလှယ်ကို ဒါရိုက်တာ များကအသိအမှတ်ပြုပေးရမည်ဖြစ်သည်။

၆။ ဒါရိုက်တာများသည် အစုရှင်များက ၎င်းတို့၏ အစုရှယ်ယာများအတွက် မပေးသွင်းရသေးသော ငွေများကို အခါအားလျော်စွာတောင်းဆိုနိုင်သည်။ အစုရှင်တိုင်းကလည်း ၎င်းတို့ထံတောင်းဆိုသည့် အကြိမ်တိုင်းအတွက် ဒါရိုက်တာများက သတ်မှတ်သည့်အချိန်နှင့်နေရာတွင် ပေးသွင်းစေရန် တာဝန်ရှိစေရမည်။ ဆင့်ခေါ်မှုတစ်ခုအတွက်အရစ်ကျပေးသွင်းစေခြင်း၊ သို့မဟုတ် ပယ်ဖျက်ခြင်း သို့မဟုတ် ရွှေ့ဆိုင်းခြင်းတို့ကို ဒါရိုက်တာများက သတ်မှတ်နိုင်သည်။

ဒါရိုက်တာများ

၇။ သင်းလုံးကျွတ် အစည်းအဝေးက တစ်စုံတစ်ရာ သတ်မှတ်ပြဋ္ဌာန်းမှု မပြုလုပ်သမျှ ဒါရိုက်တာများ၏ အရေအတွက်သည် (၂) ဦးထက်မနည်း (၁၀) ဦးထက်မများစေရ။

ပထမဒါရိုက်တာများသည် -

(၁) Mr. Randolph Post Eddy III

(၂) Mr. Udayan Chattopadyay

(၃) Mr. Evan Daniel Pressman

(၄) Mr. Paul Thomas Wilson

တို့ဖြစ်ကြပါသည်။

၈။ ဒါရိုက်တာများသည် ၎င်းတို့အနက်မှ တစ်ဦးကို မန်နေးဂျင်းဒါရိုက်တာ အဖြစ် အချိန်အခါအလိုက် သင့်လျော်သော သတ်မှတ်ချက်များ၊ စည်းကမ်းချက်များဖြင့် ခန့်ထားရမည်ဖြစ်ပြီး အခါအားလျော်စွာ ဒါရိုက်တာအဖွဲ့က ပေးအပ်သော အာဏာများ အားလုံးကို ၎င်းကအသုံးပြုနိုင်သည်။

၉။ ဒါရိုက်တာတစ်ဦးဖြစ်မြောက်ရန် လိုအပ်သော အရည်အချင်းသည် ကုမ္ပဏီ၏ အစုရှယ်ယာ အနည်းဆုံး (–)စုကို ပိုင်ဆိုင်ခြင်းဖြစ်၍ ၎င်းသည် မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေပုဒ်မ ၈၅ ပါ ပြဋ္ဌာန်းချက်များကို လိုက်နာရန် တာဝန်ရှိသည်။

၁၀။ အစုရှယ်ယာများ လွှဲပြောင်းရန် တင်ပြချက်ကို မည်သည့် အကြောင်းပြချက်မျှ မပေးဘဲ ဒါရိုက်တာအဖွဲ့သည် ၎င်းတို့ပြည့်စုံ၍ ချုပ်ချယ်ခြင်းကင်းသော ဆင်ခြင်တွက်ဆမှုဖြင့် မှတ်ပုံတင်ရန် ငြင်းဆိုနိုင်သည်။

ဒါရိုက်တာများ၏ ဆောင်ရွက်ချက်များ

၁၁။ ဒါရိုက်တာများသည် ၎င်းတို့ သင့်လျော်သည် ထင်မြင်သည့်အတိုင်း လုပ်ငန်းဆောင်ရွက်ရန် တွေ့ဆုံ ဆွေးနွေးခြင်း၊ အစည်းအဝေး ရွှေ့ဆိုင်းခြင်း၊ အချိန်မှန်စည်းဝေးခြင်း၊ အစည်းအဝေးအထမြောက်ရန် အနည်းဆုံး ဒါရိုက်တာဦးရေသတ်မှတ်ခြင်းတို့ကို ဆောင်ရွက်နိုင်သည်။ ယင်းသို့ မသတ်မှတ်ပါက ဒါရိုက်တာနှစ်ဦးတက်ရောက်လျှင် အစည်းအဝေးထမြောက်ရမည်။ အစည်းအဝေးတွင် မည်သည့်ပြဿနာမဆို ပေါ်ပေါက်ပါက မန်နေးဂျင်းဒါရိုက်တာ၏ အဆုံးအဖြတ်သည်အတည်ဖြစ်ရမည်။ မည်သည့် ကိစ္စများကိုမဆို မဲခွဲဆုံးဖြတ်ရာတွင် မဲအရေအတွက် တူနေပါက သဘာပတိသည် ဒုတိယမဲ သို့မဟုတ် အနိုင်မဲကို ပေးနိုင်သည်။

၁၂။ ဒါရိုက်တာများ၏ အစည်းအဝေးကို မည်သည့်ဒါရိုက်တာကမဆို အချိန်မရွေး ခေါ်နိုင်သည်။

၁၃။ ဒါရိုက်တာအားလုံးက လက်မှတ်ရေးထိုးထားသော ရေးသားထားသည့်ဆုံးဖြတ်ချက်တစ်ရပ်သည် နည်းလမ်းတကျ ခေါ်ယူကျင်းပသော အစည်းအဝေးက အတည်ပြုသည့် ဆုံးဖြတ်ချက်ကဲ့သို့ပင် ကိစ္စအားလုံး အတွက် အကျိုး သက်ရောက်စေရမည်။

ဒါရိုက်တာများ၏ လုပ်ပိုင်ခွင့်နှင့်တာဝန်များ

၁၄။ မြန်မာနိုင်ငံ ကုမ္ပဏီများအက်ဥပဒေ နောက်ဆက်တွဲဇယားပုံစံ (က)ပါ စည်းမျဉ်းအပိုဒ် ၇၁ တွင် ပေးအပ်ထားသော အထွေထွေ အာဏာများကို မထိခိုက်စေဘဲဒါရိုက်တာများသည် အောက်ဖော်ပြပါ အာဏာများ ရှိရမည်ဟု အတိအလင်း ထုတ်ဖော်ကြေညာသည်။ အာဏာဆိုသည်မှာ –

(၁) ဒါရိုက်တာများက သင့်လျော်သည်ဟုယူဆသော တန်ဖိုးနှင့်စည်းကမ်းများ၊ အခြေအနေများ သတ်မှတ်၍ ကုမ္ပဏီကရယူရန်အာဏာရှိသည့် မည်သည့်ပစ္စည်း၊ အခွင့်အရေးများ၊ အခွင့်အလမ်းများကိုမဆိုဝယ်ယူရန် သို့မဟုတ် အခြားနည်းလမ်းများဖြင့်ရယူပိုင်ဆိုင်ရန်အပြင် ကုမ္ပဏီကပိုင်ဆိုင်ခွင့်ရှိသောမည်သည့်ပစ္စည်း၊ အခွင့်အရေးများ၊ အခွင့်အလမ်းများကိုမဆို သင့်တော်သောစည်းကမ်းချက်များ သတ်မှတ်၍ရောင်းချခြင်း၊ အငှားချခြင်း၊ စွန့်လွှတ်ခြင်း၊ သို့မဟုတ် အခြားနည်းလမ်းများဖြင့် ဆောင်ရွက်ခြင်းတို့ကို ပြုလုပ်ရန်။

(၂) သင့်လျော်သောစည်းကမ်းသတ်မှတ်ချက်များဖြင့်ငွေကြေးများကိုချေးငှားရန် သို့မဟုတ်အဆိုပါချေးငှား သော ငွေကြေးများကို ပြန်လည်ပေးဆပ်ရန်အတွက် အာမခံများထားရှိရန်အပြင်၊ အထူးသဖြင့် ဤကုမ္ပဏီ၏ ဒီဘင်ချာများ၊ ဒီဘင်ချာစတော့(ခ်)များ၊ ခေါ်ယူခြင်းမပြုရသေးသော ရင်းနှီးငွေများအပါအဝင် ယခုလက်ရှိ နှင့် နောင်ရှိမည့် ပစ္စည်းများအားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို အပေါင်ပြု၍ ထုတ်ဝေရန်။

(၃) ဤကုမ္ပဏီက ရယူထားသော အခွင့်အရေးများ သို့မဟုတ် ဝန်ဆောင်မှုများအတွက် အားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို ငွေကြေးအားဖြင့် ပေးချေရန်၊ သို့မဟုတ် အစုရှယ်ယာများ၊ ငွေချေးစာချုပ်များ၊ ဒီဘင်ချာများ သို့မဟုတ် ဤကုမ္ပဏီ၏အခြားသော အာမခံစာချုပ်များကို ထုတ်ပေးရန်၊ ထို့အပြင် အဆိုပါ အစုရှယ်ယာများ ထုတ်ပေးရာ၌ ငွေအပြည့် ပေးသွင်းပြီးသော အစုရှယ်ယာအနေဖြင့် သော်လည်းကောင်း၊ တစ်စိတ်တစ်ဒေသ ပေးသွင်းပြီးသော အစုရှယ်ယာများ အနေဖြင့်သော်လည်းကောင်း သဘောတူညီသကဲ့သို့ ထုတ်ဝေပေးရန်နှင့် အဆိုပါ ငွေချေးစာချုပ်များ၊ ဒီဘင်ချာများ သို့မဟုတ် ကုမ္ပဏီ၏ အခြားသော အာမခံ စာချုပ်များဖြင့် ထုတ်ဝေပေးရာ၌ ခေါ်ဆိုခြင်း မပြုရသေးသော ရင်းနှီးငွေများ အပါအဝင် ဤကုမ္ပဏီ၏ ပစ္စည်းအားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို အပေါင်ပြု၍ဖြစ်စေ၊ ထိုကဲ့သို့မဟုတ်ဘဲဖြစ်စေ ထုတ်ပေးရန်။

(၄) ဤကုမ္ပဏီနှင့် ပြုလုပ်ထားသော ကန်ထရိုက်စာချုပ်များ၊ တာဝန်ယူထားသည့်လုပ်ငန်းများ ပြီးစီးအောင် ဆောင်ရွက်စေခြင်း အလို့ငှာခေါ်ယူခြင်း မပြုရသေးသော ရင်းနှီးငွေများ အပါအဝင် ဤကုမ္ပဏီ၏ ပစ္စည်းရပ်များ အားလုံး သို့မဟုတ် တစ်စိတ်တစ်ဒေသကို ပေါင်နှံ၍ သော်လည်းကောင်း၊ အပေါင်ပြု၍ သော်လည်းကောင်း သို့မဟုတ် အစုရှယ်ယာများအတွက် ငွေများ တောင်းခံခေါ်ယူ၍ သော်လည်းကောင်း ခွင့်ပြုရန် သို့မဟုတ် သင့်လျော်သည့်အတိုင်း ဆောင်ရွက်ရန်။

(၅) မန်နေဂျာများ၊ အတွင်းရေးမှူးများ၊ အရာရှိများ၊ စာရေးများ၊ ကိုယ်စားလှယ်များနှင့် ဝန်ထမ်းများကိုအမြဲ တမ်း၊ ယာယီ သို့မဟုတ် အထူးကိစ္စရပ်များအတွက်ခန့်ထားခြင်း၊ ရပ်စဲခြင်း၊ ဆိုင်းငံ့ခြင်းများအတွက်လည်း ကောင်း အဆိုပါ ပုဂ္ဂိုလ်တို့၏တာဝန်များ၊ အာဏာများ၊ လစာငွေများ၊ အခြားငွေကြေးများကို သတ်မှတ် ရာ၌လည်းကောင်း၊ အာမခံပစ္စည်းများ တောင်းခံရာ၌လည်းကောင်း သင့်လျော်သလိုဆောင်ရွက်ရန်၊ ထို့ အပြင် အဆိုပါကိစ္စရပ်များအတွက် ကုမ္ပဏီ၏ မည်သည့်အရာရှိကိုမဆို ကိစ္စရပ်အားလုံးကို ဖြစ်စေ၊ တစ်စိတ် တစ်ဒေသကိုဖြစ်စေ ဒါရိုက်တာများ၏ကိုယ်စား ဆောင်ရွက်နိုင်ရေးအတွက် တာဝန်လွှဲအပ်ရန်။

(၆) ဤကုမ္ပဏီ၏ ဒါရိုက်တာတစ်ဦးအား ဒါရိုက်တာရာထူးနှင့် တွဲဖက်၍ မန်နေဂျင်း ဒါရိုက်တာ၊ အထွေထွေ မန်နေဂျာ၊ အတွင်းရေးမှူး သို့မဟုတ် ဌာနခွဲ မန်နေဂျာအဖြစ် ခန့်ထားရန်။

(၇) မည်သည့် အစုရှင်ထံမှမဆို ၎င်းတို့၏ အစုရှယ်ယာများအားလုံးကို ဖြစ်စေ၊ အချို့အဝက်ကိုဖြစ်စေ စွန့်လွှတ်ခြင်းအား သဘောတူညီသောစည်းကမ်းများဖြင့် လက်ခံရန်။

(၈) ဤကုမ္ပဏီက ပိုင်ဆိုင်သော သို့မဟုတ် ပိုင်ဆိုင်ခွင့်ရှိသော သို့မဟုတ် အခြားအကြောင်းများကြောင့်ဖြစ်သော မည်သည့် ပစ္စည်းကိုမဆို ကုမ္ပဏီ၏ကိုယ်စား လက်ခံထိန်းသိမ်းထားရန်အတွက် မည်သည့်ပုဂ္ဂိုလ် သို့မဟုတ် ပုဂ္ဂိုလ်များကိုမဆို ခန့်ထားရန်နှင့် အဆိုပါ ယုံမှတ် အပ်နှံခြင်းများနှင့် ပတ်သက်၍ လိုအပ်သော စာချုပ်စာတမ်းများ ချုပ်ဆို ပြုလုပ်ရန်။

(၉) ဤကုမ္ပဏီ၏ အရေးအရာများနှင့် စပ်လျဉ်း၍ ဤကုမ္ပဏီက ပြုလုပ်သော သို့မဟုတ် ဤကုမ္ပဏီအပေါ် သို့မဟုတ် ဤကုမ္ပဏီ၏ အရာရှိများအပေါ် ပြုလုပ်သော တရားဥပဒေအရ စွဲဆို ဆောင်ရွက်မှုများကို တရားစွဲဆို၊ အရေးယူ၊ ခုခံကာကွယ်ရန် သို့မဟုတ် ခွင့်လွှတ်ရန်၊ ထို့အပြင် ဤကုမ္ပဏီက ရရန်ရှိသော ကြွေးမြီများနှင့် ဤကုမ္ပဏီအပေါ် တောင်းခံသော ကြွေးမြီများနှင့်ပတ်သက်၍ ပေးဆပ်ရန် အချိန်ကာလ ရွှေ့ဆိုင်းခွင့်ပြုခြင်း သို့မဟုတ် နှစ်ဦးနှစ်ဖက် သဘောတူ ကျေအေးခြင်းများ ပြုလုပ်ရန်။

(၁၀) ဤကုမ္ပဏီက ပေးရန်ရှိသော သို့မဟုတ် ရရန်ရှိသော ငွေတောင်းခံခြင်းများကို ဖြန်ဖြေရေး ခုံသမာဓိထံသို့ ဖြေရှင်းရန်အတွက် အပ်နှံရန်အပြင် ဖြန်ဖြေရေး ခုံသမာဓိ၏ ဆုံးဖြတ်ချက်အတိုင်း လိုက်နာဆောင်ရွက်ရန်။

(၁၁) ဤကုမ္ပဏီက ရရန်ရှိသောတောင်းဆိုချက်၊ တောင်းခံချက်များနှင့် ကုမ္ပဏီသို့ပေးရန်ရှိသော ငွေကြေးများအတွက် ပြေစာများ ပြုလုပ် ထုတ်ပေးခြင်း၊ လျှော်ပစ်ခြင်းနှင့် အခြားသောနည်းဖြင့်စွန့်လွှတ်ခြင်းများကို ပြုလုပ်ရန်။

(၁၂) လူမွဲစာရင်းခံရခြင်း၊ ကြွေးမြီး မဆပ်နိုင်ခြင်း ကိစ္စများနှင့် ပတ်သက်၍ ကုမ္ပဏီ၏ကိုယ်စား ဆောင်ရွက်ရန်။

(၁၃) ငွေလွှဲစာတမ်းများ၊ ချက်လက်မှတ်များ၊ ဝန်ခံကတိစာချုပ်များ ထပ်ဆင့် လက်မှတ်ရေးထိုးခြင်းများ၊ လျှော်ပစ်ခြင်းများ၊ ကန်ထရိုက် စာချုပ်များနှင့်စာရွက်စာတမ်းများကို ကုမ္ပဏီ၏ကိုယ်စား မည်သူက လက်မှတ် ရေးထိုးခွင့်ရှိသည်ကို စိစစ်သတ်မှတ်ရန်။

(၁၄) ဒါရိုက်တာများက သင့်လျော်သည်ဟု ယူဆပါက သင့်လျော် လျှောက်ပတ်သောနည်းလမ်းများဖြင့် လတ်တလော အသုံးပြုရန် မလိုသေးသော ကုမ္ပဏီပိုင် ငွေများကို အာမခံပစ္စည်း ပါသည်ဖြစ်စေ၊ မပါသည်ဖြစ်စေ ရင်းနှီးမြှုပ်နှံထားရန်နှင့် စီမံခန့်ခွဲထားရန်။ ထို့အပြင် အချိန်ကာလအားလျော်စွာ မြှုပ်နှံထားသောငွေကို ပြန်လည်ရယူရန်နှင့် ပြင်ဆင်ပြောင်းလွှဲရန်။

(၁၅) ဤကုမ္ပဏီ၏ အကျိုးအတွက် ငွေကြေး စိုက်ထုတ် ကုန်ကျခံထားသော ဒါရိုက်တာ သို့မဟုတ် အခြား ပုဂ္ဂိုလ်များက ကုမ္ပဏီ၏ (လက်ရှိနှင့် နောင်တွင်ရှိမည့်) ပစ္စည်းများကို ဤကုမ္ပဏီ၏ အမည်ဖြင့်ဖြစ်စေ၊ ဤကုမ္ပဏီ၏ ကိုယ်စားဖြစ်စေ ပေါင်နှံခြင်းကို သင့်လျော်သည်ဟု ယူဆပါက ဆောင်ရွက်ခွင့်ပြုရန်။ အဆိုပါ ပေါင်နှံခြင်းဆိုရာ၌ ရောင်းချနိုင်သည့် အာဏာနှင့် အခြားသော သဘောတူညီထားသည့် တရားဝင်သဘော တူညီချက်များနှင့် ဥပဒေပြဋ္ဌာန်းချက်များပါ ပါဝင်သည်။

(၁၆) ဤကုမ္ပဏီကခန့်အပ်ထားသော မည်သည့်အရာရှိသို့မဟုတ် ပုဂ္ဂိုလ်ကိုမဆို အတိအကျဆောင်ရွက်ခဲ့သည့်လုပ်ငန်း သို့မဟုတ် ဆောင်ရွက်မှုတစ်ခုအတွက် ရရှိသော အမြတ်ငွေမှ ကော်မရှင်ပေးခြင်း သို့မဟုတ် ကုမ္ပဏီ၏ အထွေထွေ အမြတ်အစွန်းမှ ခွဲဝေပေး ခြင်းများ ပြုလုပ်ရန်နှင့် အဆိုပါကော်မရှင်များ၊ အမြတ်များခွဲဝေပေးခြင်း စသည်တို့ကို ဤကုမ္ပဏီ၏လုပ်ငန်းကုန်ကျစရိတ် တစ်စိတ်တစ်ဒေသအဖြစ် သတ်မှန်ရန်။

(၁၇) ဤကုမ္ပဏီ၏လုပ်ငန်းများ၊ အရာရှိများ ဝန်ထမ်းများနှင့် အစုရှင်များအတွက် ထုတ်ပြန်ထားသော စည်းမျဉ်းများ၊ စည်းကမ်းချက်များ၊ စည်းကမ်းဥပဒေများကို အခါအားလျော်စွာ သတ်မှတ်ခြင်း၊ ပြင်ဆင်ခြင်း၊ ဖြည့်စွက်ခြင်းများ ဆောင်ရွက်ရန်။

(၁၈) ဤကုမ္ပဏီ၏လုပ်ငန်းအတွက် ဤကုမ္ပဏီ၏အမည်ဖြင့်ဖြစ်စေ၊ ဤကုမ္ပဏီ၏ကိုယ်စားဖြစ်စေ လိုအပ်သည်ဟု ယူဆလျှင် ညှိနှိုင်းဆွေးနွေးခြင်းနှင့် ကန်ထရိုက်စာချုပ် ချုပ်ဆိုခြင်းများကို ပြုလုပ်ရန်၊ ဖျက်သိမ်းရန်နှင့် ပြင်ဆင်ရန် အပြင် အဆိုပါ ဆောင်ရွက်ချက် စာချုပ်များနှင့် ကိစ္စရပ်များကိုလည်းကောင်း ၄င်းတို့နှင့် စပ်လျဉ်းသော ကိစ္စရပ်များကို လည်းကောင်း လုပ်ကိုင်ဆောင်ရွက်ရန်။

(၁၉) ဒါရိုက်တာများက သင့်လျော်လျှောက်ပတ်သည်ဟု ယူဆပါက ကုမ္ပဏီ၏ စီးပွားရေးလုပ်ငန်းတွင် အကျိုးရှိစေရန်အတွက် မည်သည့် ပြည်တွင်းပြည်ပ ပုဂ္ဂိုလ်၊ စီးပွားရေး အဖွဲ့အစည်း၊ ကုမ္ပဏီ သို့မဟုတ် ဘဏ် သို့မဟုတ် ငွေကြေးအဖွဲ့အစည်းထံမှ မဆို ငွေချေးယူရန်။

အထွေထွေအစည်းအဝေးကြီးများ

၁၅။ ကုမ္ပဏီကိုဥပဒေအရ ဖွဲ့စည်းတည်ထောင်ပြီးသည့်နေ့မှ တစ်ဆယ့်ရှစ်လအတွင်း အထွေထွေသင်းလုံးကျွတ် အစည်းအဝေးကြီးကိုကျင်းပရမည်။ ထို့နောက် ဒါရိုက်တာအဖွဲ့က သတ်မှတ်ပေးသည့် အချိန်နှင့် နေရာများတွင် ပြက္ခဒိန်နှစ်တစ်နှစ်လျှင် အနည်းဆုံးတစ်ကြိမ် (နောက်ဆုံးကျင်းပသည့် အထွေထွေအစည်းအဝေးကြီးနှင့် တစ်ဆယ့်ငါးလထက်မပိုသည့်အချိန်၌) ကျင်းပရမည်။ သင်းလုံးကျွတ် အစည်းအဝေးစတင်၍ လုပ်ငန်းအတွက် ဆွေးနွေးချိန်တွင် အစည်းအဝေးအထမြောက်ရန် သတ်မှတ်သည့် အစုရှင်အရေအတွက် မတက်ရောက်သော မည်သည့်သင်းလုံးကျွတ် အစည်းအဝေးတွင်မဆို လုပ်ငန်းနှင့် ပတ်သက်၍ ဆုံးဖြတ်ဆောင်ရွက်ခြင်းမပြုရ။ ဤတွင်အခြားနည်း သတ်မှတ်ပြဋ္ဌာန်းခြင်းမရှိလျှင် ထုတ်ဝေထားသည့် မ,တည် ရင်းနှီးငွေ အစုရှယ်ယာများ၏ ငါးဆယ်ရာခိုင်နှုန်းထက်မနည်း ပိုင်ဆိုင်ကြသည့် (နှစ်ဦးထက်မနည်းသော) အစုရှင်များ ကိုယ်တိုင်တက်ရောက်လျှင် လုပ်ငန်းကိစ္စအားလုံး ဆောင်ရွက်ရန်အတွက် အစည်းအဝေးအထမြောက်သည့်ဦးရေ ဖြစ်သည်။ အကယ်၍ ကုမ္ပဏီတွင်အစုရှင်အရေအတွက် နှစ်ဦးသာရှိသည့် ကိစ္စတွင်မူ ထိုနှစ်ဦးတည်းသည်ပင်လျှင် အစည်းအဝေး အထမြောက်ရန် သတ်မှတ်သည့် အရေအတွက်ဖြစ်စေရမည်။

အမြတ်ဝေစုများ

၁၆။ သင်းလုံးကျွတ်အစည်းအဝေးတွင် ဤကုမ္ပဏီ၏ အစုရှင်များအား ခွဲဝေပေးမည့် အမြတ်ဝေစုကို ကြေညာရမည်။ သို့ရာတွင် အမြတ်ဝေစုသည် ဒါရိုက်တာများက ထောက်ခံသော ငွေပမာဏထက် မကျော်လွန်စေရ။ သက်ဆိုင်ရာနှစ်၏ အမြတ်ပမာဏ သို့မဟုတ် အခြားမခွဲဝေရသေးသည့် အမြတ်ပမာဏမှအပ အမြတ်ဝေစုကို ခွဲဝေမပေးရ။

ရုံးဝန်ထမ်းများ

၁၇။ ကုမ္ပဏီသည် လုပ်ငန်းရုံးတစ်ခုကို ဖွင့်လှစ်၍ ဆောင်ရွက်မည်ဖြစ်ပြီး အရည်အချင်း ပြည့်မီသူပုဂ္ဂိုလ်တစ်ဦးအား အထွေထွေမန်နေဂျာအဖြစ် ခန့်အပ်ရန်နှင့် အခြားအရည်အချင်း ပြည့်မီသူများအား ရုံးဝန်ထမ်းများအဖြစ် ခန့်အပ်မည်ဖြစ်သည်။ လစာ၊ ခရီးသွားလာစရိတ်နှင့် အခြားအသုံးစရိတ်များကဲ့သို့သော ဉာဏ်ပူဇော်ခများနှင့် အခကြေးငွေများကို ဒါရိုက်တာအဖွဲ့က သတ်မှတ်မည်ဖြစ်ပြီး ၄င်းသတ်မှတ်ချက်များကို သင်းလုံးကျွတ် အစည်းအဝေးက အတည်ပြုရမည်။ အထွေထွေမန်နေဂျာသည် လုပ်ငန်းရုံး၏ ထိရောက်စွာလုပ်ငန်း လည်ပတ်မှုအားလုံးအတွက် တာဝန်ရှိစေရမည်ဖြစ်ပြီး မန်နေဂျင်း ဒါရိုက်တာအားတာဝန်ခံ၍ ဆောင်ရွက်ရမည်။

ငွေစာရင်းများ

၁၈။ ဒါရိုက်တာများသည် သင့်လျော်သည့် ငွေစာရင်းစာအုပ်များကို အောက်ဖော်ပြပါ သတ်မှတ်ချက်များနှင့်အညီ ထားသိုထိန်းသိမ်း ဆောင်ရွက်ရမည်။

(၁) ကုမ္ပဏီ၏ ရငွေ၊ သုံးငွေများ၏ ပမာဏနှင့် ၄င်းရငွေ၊ သုံးငွေများ ဖြစ်ပေါ်ခြင်းနှင့် စပ်လျဉ်းသည့် အကြောင်းကိစ္စများ။

(၂) ကုမ္ပဏီ၏ ကုန်ပစ္စည်းများ ရောင်းချခြင်းနှင့် ဝယ်ယူခြင်းများ။

(၃) ဤကုမ္ပဏီ၏ ရရန်ပိုင်ခွင့်နှင့် ပေးရန်တာဝန်များ။

၁၉။ ငွေစာရင်းစာအုပ်အားလုံးကို ဤကုမ္ပဏီ၏ မှတ်ပုံတင်ထားသော လုပ်ငန်းရုံး သို့မဟုတ် ဒါရိုက်တာများက သင့်လျော်သည်ဟု ထင်မြင်ယူဆသော အခြားနေရာတွင် သိမ်းဆည်းထားရမည်ဖြစ်ပြီး၊ ရုံးချိန်အတွင်း၌ ဒါရိုက်တာများက စစ်ဆေးနိုင်ရန် ပြသထားရမည်။

စာရင်းစစ်

၂၀။ စာရင်းစစ်များကို ခန့်အပ်ထားရမည်။ ၄င်းစာရင်းစစ်များ၏ တာဝန်သည် မြန်မာနိုင်ငံ ကုမ္ပဏီများ အက်ဥပဒေ သို့မဟုတ် အခါအားလျော်စွာ ပြင်ဆင်သတ်မှတ်သည့် စည်းမျဉ်း စည်းကမ်းများနှင့် လိုက်လျောညီထွေ ဖြစ်ရမည်။

နို့တစ်စာ

၂၁။ ဤကုမ္ပဏီသည် မည်သည့်အစုရှင်ထံသို့မဆို နို့တစ်စာကို လက်ရောက်ပေးအပ်ခြင်း သို့မဟုတ် နို့တစ်စာပါသော စာကို စာတိုက်ခ ကြိုတင်ပေးထား၍ ၎င်းအစုရှင်ထံ မှတ်ပုံတင်လိပ်စာအတိုင်း စာတိုက်မှတစ်ဆင့် လိပ်မူ ပေးပို့ခြင်းအားဖြင့် ပေးပို့နိုင်သည်။

တံဆိပ်

၂၂။ ဒါရိုက်တာများသည် တံဆိပ်ကို လုံခြုံစွာထိန်းသိမ်းထားရန်အတွက် စီမံဆောင်ရွက်ရမည်။ ထိုတံဆိပ်ကို ဒါရိုက်တာများကကြိုတင်ပေးအပ်ထားသည့် ခွင့်ပြုချက်ဖြင့်မှတစ်ပါး၊ ထို့အပြင် အနည်းဆုံး ဒါရိုက်တာတစ်ဦး ရှေ့မှောက်တွင်မှတစ်ပါး မည်သည့်အခါမျှ မသုံးရ။ တံဆိပ်ရိုက်နှိပ်ထားသည့် စာရွက်စာတမ်းတိုင်းတွင် ထိုဒါရိုက်တာက လက်မှတ်ရေးထိုးရမည်။

လျော်ကြေး

၂၃။ မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေ ပုဒ်မ ၈၆ (ဂ) တွင် ဖော်ပြပါရှိသည့် ပြဋ္ဌာန်းချက်များ၊ လက်ရှိတရားဝင်တည်ဆဲဥပဒေပြဋ္ဌာန်းချက်များနှင့် မဆန့်ကျင်စေဘဲ ကုမ္ပဏီ၏ ဒါရိုက်တာ၊ စာရင်းစစ်၊ အတွင်းရေးမှူး သို့မဟုတ် အခြားအရာရှိ တစ်ဦးဦးမှာ မိမိ၏ တာဝန် ဝတ္တရားများကို ဆောင်ရွက်ရာ၌ဖြစ်စေ၊ ထိုတာဝန် ဝတ္တရားများနှင့် စပ်လျဉ်း၍ဖြစ်စေ ကျခံခဲ့ရသည့်စရိတ်များ၊ တောင်းခံငွေများ၊ ဆုံးရှုံးငွေများ၊ ကုန်ကျငွေများနှင့် ကြွေးမြီတာဝန်များအတွက် ကုမ္ပဏီထံမှ လျော်ကြေး ရထိုက်ခွင့်ရှိစေရမည်။

ဖျက်သိမ်းခြင်း

၂၄။ ကုမ္ပဏီ၏ အထွေထွေအစည်းအဝေး ဆုံးဖြတ်ချက်ဖြင့် ကုမ္ပဏီအား ဖျက်သိမ်းနိုင်သည်။ ယင်းသို့ ဖျက်သိမ်းရာတွင် မြန်မာနိုင်ငံကုမ္ပဏီများ အက်ဥပဒေများနှင့် ယင်းဥပဒေများအား အခါအားလျော်စွာ ပြင်ဆင်ပြောင်းလဲထားသည့် တရားဥပဒေများတွင် ပါဝင်သည့် စည်းမျဉ်းများအတိုင်း လိုက်နာပြုလုပ်ရမည်။

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အောက်တွင် အမည်၊ နိုင်ငံသား၊ နေရပ်နှင့် အကြောင်းအရာစုံလင်စွာပါသော ဇယားတွင် လက်မှတ်ရေးထိုးသူ ကျွန်ုပ်တို့ ကိုယ်စီကိုယ်ငှသည် ဤသင်းဖွဲ့စည်းမျဉ်းအရ ကုမ္ပဏီတစ်ခုဖွဲ့စည်းရန် လိုလားသည့် အလျောက် ကျွန်ုပ်တို့၏ အမည်အသီးသီးနှင့် ယှဉ်တွဲ၍ပြထားသော အစုရှယ်ယာများကို ကုမ္ပဏီ၏ မတည် ရင်းနှီးငွေတွင် ထည့်ဝင်ရယူကြရန် သဘောတူကြပါသည်။

စဉ်	အစုထည့်ဝင်သူများ၏ အမည်၊ နေရပ်လိပ်စာနှင့် အလုပ်အကိုင်	နိုင်ငံသားနှင့် အမျိုးသား မှတ်ပုံတင်အမှတ်	ဝယ်ယူသော အစုရှယ်ယာ ဦးရေ	ထိုးမြဲလက်မှတ်
1.	Four Rivers Real Estate Pte. Ltd 77 Robinson Road, #16-00 Robinson 77, Singapore 068896 Represented by Mr. Randolph Post Eddy III 2 Ashton Drive, Greenwich CT 06831, USA	Incorporated in Singapore Reg No. 201434483K American USA PP No. 431203698	199,999	
2.	Mr. Randolph Post Eddy III 2 Ashton Drive, Greenwich CT 06831, USA	American USA PP No. 431203698	1	

ရန်ကုန်။ နေ့စွဲ၊ ၂၀ ခုနှစ်၊ လ၊ ရက်။

အထက်ပါလက်မှတ်ရှင်များသည် ကျွန်ုပ်တို့၏ရှေ့မှောက်တွင် လက်မှတ်ရေးထိုးကြပါသည်။

U AH LONN MAUNG
B.A. (ENGLISH), R.L. (ADVOCATE)
DEPUTY DIRECTOR (RETD.)
ADVOCATE LICENSE NO. 6610

THE MYANMAR COMPA

PRIVATE COMPANY LIMITE

Memorandum Of

Four Rivers Inya Office

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I. The name of the Company is Four Rivers Inya Office COMPANY LIMITED.

II. The registered office of the Company will be situated in the Union of Myanmar.

III. The objects for which the Company is established are as on the next page.

IV. The liability of the members is limited.

V. The authorised capital of the Company is USD-12,000,000/- (~~Kyats~~ USD Twelve Million Only) divided into (1,200,000) shares of ~~Ks.~~ USD- 10 /- (~~Kyats~~ Ten Dollar Only) each, with power in General Meeting either to increase, reduce or alter such capital from time to time in accordance with the regulations of the Company and the legislative provisions for the time being in force in this behalf.

6. The Objective For Which The company is established are

a) To develop, finance and construct a commercial office building in accordance with the Yangon City Development Committee building requirements on the land plots No.5-A/1 (0.240 acres) and 5-A/2 (0.240 acres), located at No. 20, Kabar Aye Pagoda Road, Yankin Township, Yangon, in the Republic of the Union of Myanmar.

b) To manage real-estate property.

c) To lease commercial real estate, and

d) Any other business that is ancillary to the above, and/or is integral to the success of the company for developing its projects, as may be approved by the shareholders.

7. To borrow money for the benefit of the Company's business from any person, firm,company, bank or financial organization in the manner that the Company shall think fit.

PROVISO: Provided that the Company shall not exercise any of the above objects whether in the Union of Myanmar or elsewhere,save in so for as it may be entitled so as to do in accordance with the Laws,Orders and Notifications in force from time to time and only subject to such permission and or approval as may be prescribed by the Laws, Orders and Notifications of the Union of Myanmar for the time being in force.

We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association, and respectively agree to take the number of shares in the capital of the Company set opposite our respective names.

Sr. No:	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of shares taken	Signatures
1.	Four Rivers Real Estate Pte. Ltd 77 Robinson Road #16-00 Robinson 77, Singapore 068896 Represented by Mr. Randolph Post Eddy III 2 Ashton Drive, Greenwich CT 06831, USA	Incorporated in Singapore Reg No. 201434483K American USA PP No. 431203698	199,999	[signature]
2.	Mr. Randolph Post Eddy III 2 Ashton Drive, Greenwich CT 06831, USA	American USA PP No.	1	[signature]

Yangon Dated the day of

It is hereby certified that the persons mentioned above put their signatures in my presence.

U AH LONN MAUNG
B.A. (ENGLISH), R.L. (ADVOCATE)
DEPUTY DIRECTOR (RETD.)
ADVOCATE LICENSE NO. 6610

THE MYANMAR COMPA

28 DEC 2016

PRIVATE COMPANY LIMITED

Articles Of As

OF

Four Rivers Inya Office

❖ ❖ ❖ 28 DEC

1. The regulations contained in Table 'A' in the First Schedule to the Myanmar Companies Act shall apply to the Company save in so far as such regulations which are inconsistent with the following Articles. The compulsory regulations stipulated in Section 17 (2) of the Myanmar Companies Act shall always be deemed to apply to the Company.

PRIVATE COMPANY

2. The Company is to be a Private Company and accordingly following provisions shall have effect: -

   (a) The mumber of the Company, exclusive of persons who are in the employment of the Company, shall be limited to fifty.

   (b) Any invitation to the public to subscribe for any share or debenture or debenture stock of the Company is hereby prohibited.

CAPITAL AND SHARES

3. The authorised capital of the Company is USD-12,000,000/- (~~Kyats~~ USD Twelve Million Only) divided into (1,200,000) shares of ~~Ks.~~ USD- 10 /- (~~Kyats~~ Ten Dollar Only) each, with power in General Meeting either to increase, reduce or alter such capital from time to time in accordance with the regulations of the Company and the legislative provisions for the time being in force in this behalf.

4. Subject to the provisions of the Myanmar Companies Act the shares shall be under the control of the Directors, who may allot or otherwise dispose of the same to such persons and on such terms and conditions as they may determine.

5. The certificate of title to share shall be issued under the Seal of the Company, and signed by the General Manager or some other persons nominated by the Board of Directors. If the share certificate is defaced, lost or destroyed, it may be renewed on payment of such fee, if any, and on such terms, if any, as to evidence and indemnity as the Directors may think fit. The legal representative of a deceased member shall be recognised by the Directors.

6. The Directors may, from time to time make call upon the members in respect of any money unpaid on their shares, and each member shall be liable to pay the amount of every call so made payable by instalments or may be revoked or postponed as the Directors may determine.

DIRECTORS

7. Unless otherwise determined by a General Meeting the number of Directors shall not be less than (2) and more than (10).

   The First Directors shall be: -

   (1) Mr. Randolph Post Eddy III
   (2) Mr. Udayan Chattopadyay
   (3) Mr. Evan Daniel Pressman
   (4) Mr. Paul Thomas Wilson

8. The Directors may from time to time appoint one of their body to the office of the Managing Director for such terms and at such remuneration as they think fit and he shall have all the powers delegated to him by the Board of Directors from time to time.

9. The qualification of a Director shall be the holding of at least (-) shares in the Company in his or her own name and it shall be his duty to comply with the provision of Section (85) of the Myanmar Companies Act.

10. The Board of Directors may in their absolute and uncontrolled discretion refuse to register any proposed transfer of shares without assigning any reason.

PROCEEDINGS OF DIRECTORS

11. The Director may meet together for the despatch of business, adjourn and otherwise regulate their meeting as they think fit and determine the quorum necessary for the transaction of business. Unless otherwise determined, two shall form a quorum. If any question arising at any meeting the Managing Director's decision shall be final. When any matter is put to a vote and if there shall be an equality of votes, the Chairman shall have a second or casting vote.

12. Any Director may at any time summon a meeting of Directors.

13. A resolution in writing signed by all the Directors shall be as effective for all purposes as a resolution passed out at meeting of the Directors, duly called, held and constituted

POWERS AND DUTIES OF DIRECTORS

14. Without prejudice to the general power conferred by Regulation 71 of the Table "A" of the Myanmar Companies Act, it is hereby expressly declared that the Directors shall have the following powers, that is to say power:-

(1) To purchase or otherwise acquire for the Company any property, rights or privileges which the Company is authorized to acquire at such price, and generally on such terms and conditions as they think fit; also to sell, lease, abandon or otherwise deal with any property, rights or privileges to which the Company may be entitled, on such terms and conditions as they may think fit.

(2) To raise, borrow or secure the payment of such sum or sums in such manner and upon such terms and conditions in all respects as they think fit and in particular by the issue of debentures or debenture stocks of the Company charged upon all or any part of the property of the Company (both present and future) including its uncalled capital for the time being.

(3) At their discretion, to pay for any rights acquired or services rendered to the Company, either wholly or partially in cash or in shares, bonds, debentures or other securities of the Company and any such shares may be issued either as fully paid up or with such amount credited as paid up thereon as may be agreed upon; and any such bonds, debentures or other securities may be either specifically charged upon all or any part of the property of the Company and its uncalled capital or not so charged.

(4) To secure the fulfilment of any contract or engagement entered into by the Company by mortgage or charge upon all or any of the property of the Company and its uncalled capital for the time being or by granting calls on shares or in such manner as they may think fit.

(5) To appoint at their discretion, remove or suspend such Managers, Secretaries, Officers, Clerks, Agents and Servants for permanent, temporary or special services as they may from time to time think fit and to determine their duties and powers and fix their salaries or emoluments and to require security in such instances in such amount as they think fit and to depute any officers of the Company to do all or any of these things on their behalf.

(6) To appoint a Director as Managing Director, General Manager, Secretary or Departmental Manager in conjunction with his Directorship of the Company.

(7) To accept from any member on such terms and conditions as shall be agreed on the surrender of his shares or any part thereof.

(8) To appoint any person or persons to accept and hold in trust for the Company any property belonging to the Company or in which it is interested or for any other purposes and to execute and do all such deeds and things as may be requisite in relation to any such trust.

(9) To institute, conduct, defend of abandon any legal proceedings by or against the Company or its officers or otherwise concerning the affairs of the Company and also to compound and allow time for payment or satisfaction of any debts due to or of any claims and demands by or against the Company.

(10) To refer claims and demands by or against the Company to arbitration and to observe and perform the awards.

(11) To make and give receipts, releases and other discharges for money payable to the Company and for the claims and demands of the Company.

(12) To act on behalf of the Company in all matters relating to bankruptcy and insolvency.

(13) To determine who shall be entitled to sign bills of exchange, cheques, promissory notes, receipts, endorsements, releases, contracts and documents for or on behalf of the Company.

(14) To invest, place on deposit and otherwise deal with any of the moneys of the Company not immediately required for the purpose thereof, upon securities or without securities and in such manners as the Directors may think fit, and from time to time vary or realize such investments.

(15) To execute in the name and on behalf of the Company in favour of any Director or other person who may incur or be about to incur any personal liability for the benefit of the Company, such mortgages of the Company's property (present and future) as they think fit and any such mortgage may contain a power of sale and such other powers, covenants and provisions as shall be agreed on.

(16) To give any officer or other person employed by the Company a commission on the profits of any particular business or transaction or a share in the general profit of the Company and such commission or share of profit shall be treated as part of the working expenses of the Company.

(17) From time to time, to make, vary and repeal bye-laws for the regulation of the business of the Company, the officers and servants or the members of the Company or any section thereof.

(18) To enter into all such negotiations and contracts and rescind and vary all such contracts and execute and do all such acts, deeds and things in the name and on behalf of the Company as they may consider expedient for or in relation to any of the matter aforesaid or otherwise for the purposes of the Company.

(19) To borrow money for the benefit of the Company's business from any person, firm or company or bank or financial organization of local and abroad in the manner that the Directors shall think fit.

GENERAL MEETINGS

15 A general meeting shall be held within eighteen months from the date of its incorporation and thereafter at least once in every calendar year at such time (not being more than fifteen months after the holding of the last preceding general meeting) and places as may be fixed by the Board of Directors. No business shall be transacted at any general meeting unless a quorum of members is presented at the time when the meeting proceeds to business, save as herein otherwise provided Member holding not less than 50 percent of the issued shares capital (not less than two members) personally present, shall form a quorum for all purposes. And if and when in the case of there are only two number of members in the Company, those two members shall form a quorum.

DIVIDENDS

16. The Company in general meeting may declare a dividend to be paid to the members, but no dividend shall exceed the amount recommended by the Directors. No dividends shall be paid otherwise than out of the profits of the year or any other undistributed profits.

OFFICE STAFF

17. The Company shall maintain an office establishment and appoint a qualified person as General Manager and other qualified persons as office staffs. The remunerations and allowances such as salaries, travelling allowances and other expenditures incidental to the business shall be determined by the Board of Directors, and approved by the general meeting. The General Manager shall be responsible for the efficient operation of the office in every respect and shall be held accountable at all times to the Managing Director.

ACCOUNTS

18. The Directors shall cause to be kept proper books of account with respect to:-
    (1) all sums of money received and expended by the Company and the matters in respect of which the receipts and expenditures take place;
    (2) all sales and purchases of goods by the Company;
    (3) all assets and liabilities of the Company.

19. The books of account shall be kept at the registered office of the Company or at such other place as the Directors shall think fit and shall be opened to inspection by the Directors during office hours.

AUDIT

20. Auditors shall be appointed and their duties regulated in accordance with the provisions of the Myanmar Companies Act or any statutory modifications thereof for the time being in force.

NOTICE

21. A notice may be given by the Company to any member either personally or sending it by post in a prepaid letter addressed to his registered address.

THE SEAL

22. The Directors shall provide for the safe custody of the Seal, and the Seal shall never be used except by the authority of the Directors previously given, and in the presence of one Director at least, who shall sign every instrument to which the Seal is affixed.

INDEMNITY

23. Subject to the provisions of Section 86 (C) of the Myanmar Companies Act and the existing laws, every Director, Auditor, Secretary or other officers of the Company shall be entitled to be indemnified by the Company against all costs, charges, losses, expenses and liabilities incurred by him in the execution and discharge of the duties or in relation thereto.

WINDING-UP

24. Subject to the provisions contained in the Myanmar Companies Act and the statutory modification thereupon, the Company may be wound up voluntarily by the resolution of General Meeting.

❖ ❖ ❖ ❖

We, the several persons, whose names, nationalities, addresses and descriptions are subscribed below, are desirous of being formed into a Company in pursuance of this Articles of Association, and respectively agree to take the number of shares in the capital of the Company set opposite our respective names.

Sr. No:	Name, Address and Occupation of Subscribers	Nationality & N.R.C No.	Number of shares taken	Signatures
1.	Four Rivers Real Estate Pte. Ltd 77 Robinson Road, #16-00 Robinson 77, Singapore 068896 Represented by Mr. Randolph Post Eddy III 2 Ashton Drive, Greenwich CT 06831, USA	Incorporated in Singapore Reg No. 201434483K American USA PP No. 431203698	199,999	R.P. Eddy
2.	Mr. Randolph Post Eddy III 2 Ashton Drive, Greenwich CT 06831, USA	American USA PP No. 431203698	1	R.P. Eddy

Yangon Dated the day of

It is hereby certified that the persons mentioned above put their signatures in my presence.

U AH LONN MAUNG
B.A. (ENGLISH), R.L. (ADVOCATE)
DEPUTY DIRECTOR (RETD.)
ADVOCATE LICENSE NO. 6610

FOUR RIVERS REAL ESTATE PTE. LTD.

(the "Company")
(Incorporated in the Republic of Singapore)
Registration No. 201434483K

BOARD OF DIRECTORS' RESOLUTION PASSED BY WAY OF CIRCULATING MINUTE PURSUANT TO REGULATION 107 OF THE CONSTITUTION OF THE COMPANY

I) The Board noted that the Company will incorporate a company in for the purpose of real estate development and leasing of commercial office space. The Board notes also that an application will be made to the Myanmar Investment Commission (MIC) for MIC approval under the Myanmar Foreign Investment Law of 2012.

IT IS HEREBY RESOLVED:

1) That the incorporation of a company in Myanmar be and is hereby approved, confirmed and/or ratified.

2) That RANDOLPH POST EDDY III be and is hereby authorised to execute documents for and on behalf of the Company with such additions, alterations and amendments as he may approve (such approval to be conclusively evidence by his execution as may be necessary for the incorporation).

3) That the performance of the Company of its obligations and the consummation of the transaction contemplated herein by RANDOLPH POST EDDY III for and on behalf of the Company be and is hereby approved, confirm and/or ratified.

4) That the Company executes a Power of Attorney appointing RANDOLPH POST EDDY III as the attorney for the Company to do all acts, deeds, and to sign all documents, contracts and applications for and on behalf of the Company for the purposes aforementioned, including application to the Myanmar Investment Commission (MIC) for MIC approval under the Myanmar Foreign Investment Law of 2012.

5) That RANDOLPH POST EDDY III be and is hereby authorised to do such things and to execute (whether signing by way of a Power of Attorney or under seal or otherwise as a director of the Company) for and on behalf of the Company such other documents ancillary or in relation to all transactions contemplated herein and to carry out such acts as may be considered as necessary or appropriate in relation thereto in his sole and absolute discretion.

Dated this day of 2016

PAUL THOMAS WILSON

EVAN DANIEL PRESSMAN

RANDOLPH POST EDDY III

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, the undersigned, in the EMBASSY OF THE REPUBLIC OF SINGAPORE – MYANMAR, exercising my functions in MYANMAR, DO HEREBY CERTIFY AND DECLARE that on this day, **PAUL THOMAS WILSON, the holder of United States of America Passport No. 483837000** appeared in my presence and signed the document attached here.

Before me, on 25 October 2016

EMBASSY OF THE REPUBLIC OF SINGAPORE * YANGON *

STEPHEN HENG

First Secretary

The Embassy of the Republic of Singapore

in Myanmar

SINGAPORE EMBASSY
A14 5193
FEE PAID
$12 + $1 registration fee
YANGON

THIS POWER OF ATTORNEY is given this 25 day of october 2016 by **FOUR RIVERS REAL ESTATE (SINGAPORE) PTE. LTD., Reg. No. 201434483K**, a company incorporated under the laws in Singapore and having its registered office at 77 Robinson Road #16-00 Singapore 068896 ("the Company")

WHEREAS

(1) The Board of Directors of the Company considers it expedient to appoint **MR RANDOLPH POST EDDY** III, holding American passport no. 431203698 to be the Attorney of the Company for the purposes hereinafter described (the "Attorney").

(2) Such appointment is authorised by the Memorandum and Articles of Association of the Company.

THE COMPANY HEREBY NOMINATES AND APPOINTS the Attorney with effect from the date of this Power of Attorney, to be the Attorney of the Company in the name of the Company and on its behalf to do all or any of the following, namely:

1. To generally and fully perform every legally and lawfully required act, to attend, to all interests, to the best of his knowledge, to use and employ all lawful means on the Company's behalf to sign and present, all petitions and other writings whatsoever as may be required herewith and to appear in person and represent the Company before the Myanmar Investment Commission ("**MIC**") and the Directorate of Investment and Company Administration ("**DICA**"), and other relevant authorities in Myanmar relating to the incorporation of a new company in Myanmar to be established under the umbrella of the Myanmar Foreign Investment Law of 2012 and in the name of **Four Rivers Inya Office co., Ltd.** ("**NewCo**");

2. To execute sign enter into, acknowledge, perfect, and do all such any deeds (including seal with the Company's seal) and deliver all deeds, contracts, receipts, acknowledgements, notices, instruments, documents and letters necessary, instrument, agreement or document whatsoever acts and things as shall be requisite for and in relation to all or any purpose of any power or powers aforesaid conferred on the Attorney so signing or executing by this Power of Attorney.

3. To open two (2) bank account(s) in USD and MMK currencies at **Kanbawza Bank (KBZ Bank)** in Myanmar, and to operate them [singly or jointly, as the case may be] in the name of NewCo for the smooth flow of the operations of NewCo;

4. To sign on behalf of NewCo; and

5. For the better and more effectually executing the powers or authorities aforesaid or any of them to retain and employ solicitors advocates or other professional persons respectively to advise act for or represent the Company.

6. Specimen signature as below:

RANDOLPH POST EDDY III ______________________

AND THE COMPANY hereby ratifies and confirms and agrees at all times to ratify and confirm everything lawfully done by the Attorney under and by virtue of this Power of Attorney including anything so done in the interval between the cancellation or revocation of this Power of Attorney and the fact of such revocation becoming known to the Attorney.

The Company hereby authorises and empowers the Attorney to acknowledge in the name and as the act and deed of the Company this Power of Attorney and that the seal of the Company was duly affixed hereto and to procure to be done any and every other act and thing whatsoever which may be necessary and proper for authenticating and giving full effect to this Power of Attorney according to the law and usages of the relevant jurisdictions as fully and effectually as could the Company.

IN WITNESS WHEREOF, we hereto set our hands to this at Yangon Myanmar on 25 October, 2016.

Signed by PAUL Thomas WILSON 483837000)
)
for and on behalf of)
FOUR RIVERS REAL ESTATE PTE. LTD.)
in the presence of :)

____

STEPHEN HENG
First Secretary
Embassy of the Republic of Singapore
Yangon

EMBASSY OF THE REPUBLIC OF SINGAPORE ★ YANGON ★

SINGAPORE EMBASSY
A145193
FEE PAID
$1
YANGON

Form (2)

THE REPUBLIC OF THE UNION OF MYANMAR

Myanmar Investment Commission

PERMIT

Permit No ______/2017 Date April 2017

This Permit is issued by the Myanmar Investment Commission according to the section 13, sub-section (b) of the Republic of the Union of Myanmar Foreign Investment Law:-

(a) Name of Investor/Promoter MR. RANDOLPH POST EDDY III

(b) Citizenship UNITED STATES OF AMERICA

(c) Address 2 ASHTON DRIVE, GREENWICH CT 06831, UNITED STATES OF AMERICA

(d) Name and Address of Principle Organization FOUR RIVERS REAL ESTATE PTE. LTD., 77 ROBISON ROAD, # 16 - 00 ROBINSON 77, SINGAPORE 068896

(e) Place of Incorporation REPUBLIC OF SINGAPORE

(f) Type of Investment Business CONSTRUCTION OF OFFICE TOWER, LEASING AND MANAGEMENT OF OFFICE SPACE

(g) Place(s) at which Investment is PERMITTED NO. 20, PLOT NO.5 A/1 5 A/2, MYAY TAING BLOCK NO. 85, KANBE WARD, KABAR AYE PAGODA ROAD, YANKIN TOWNSHIP, YANGON REGION

(h) Amount of Foreign Capital US$ 41.447 MILLION

(i) Period for Foreign Capital Brought in WITHIN THREE YEARS FROM THE DATE OF ISSUANCE OF MIC PERMIT

(j) Total amount of capital (Kyat) EQUIVALENT IN KYAT OF US$ 41.447 MILLION

(k) Construction Period 30 MONTHS

(l) Validity of investment permit 40 YEARS

(m) Form of investment WHOLLY FOREIGN OWNED

(n) Name of Company incorporated in Myanmar FOUR RIVERS INYA OFFICE COMPANY LIMITED

Chairman

Myanmar Investment Commission

ပုံစံ (၂)

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်
ခွင့်ပြုမိန့်

ခွင့်ပြုမိန့်အမှတ် ______/၂၀၁၇ ၂၀၁၇ ခုနှစ် ၊ ဧပြီ လ ရက်

ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော် နိုင်ငံခြားရင်းနှီးမြှုပ်နှံမှု ဥပဒေပုဒ်မ ၁၃ ပုဒ်မခွဲ(ခ) အရ ဤခွင့်ပြုမိန့်ကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်က ထုတ်ပေးလိုက်သည် -

(က) ရင်းနှီးမြှုပ်နှံသူ/ကမကထပြုသူအမည် MR. RANDOLPH POST EDDY III

(ခ) နိုင်ငံသား UNITED STATES OF AMERICA

(ဂ) နေရပ်လိပ်စာ 2 ASHTON DRIVE, GREENWICH CT 06831, UNITED STATES OF AMERICA

(ဃ) ပင်မအဖွဲ့အစည်းအမည်နှင့်လိပ်စာ FOUR RIVERS REAL ESTATE PTE. LTD., 77 ROBISON ROAD, # 16-00 ROBINSON 77, SINGAPORE 068896

(င) ဖွဲ့စည်းရာအရပ် REPUBLIC OF SINGAPORE

(စ) ရင်းနှီးမြှုပ်နှံသည့်လုပ်ငန်းအမျိုးအစား CONSTRUCTION OF OFFICE TOWER, LEASING AND MANAGEMENT OF OFFICE SPACE

(ဆ) ရင်းနှီးမြှုပ်နှံသည့်အရပ်ဒေသ(များ) အမှတ်-၂၀၊ မြေကွက်အမှတ် ၅ A/၁၊ ၅ A/၂၊ မြေတိုင်းရပ်ကွက်အမှတ်(၈၅)၊ ကံဘဲ့ရပ်ကွက်၊ ကမ္ဘာအေးဘုရားလမ်း၊ ရန်ကင်းမြို့နယ်၊ ရန်ကုန်တိုင်းဒေသကြီး

(ဇ) နိုင်ငံခြားမတည်ငွေရင်း ပမာဏ အမေရိကန်ဒေါ်လာ ၄၁.၄၄၇ သန်း

(ဈ) နိုင်ငံခြားမတည်ငွေရင်းယူဆောင်လာရမည့်ကာလ ခွင့်ပြုမိန့်ရရှိပြီးနေ့မှ ၃ နှစ် အတွင်း

(ည) စုစုပေါင်း မတည်ငွေရင်းပမာဏ(ကျပ်) အမေရိကန်ဒေါ်လာ ၄၁.၄၄၇ သန်းနှင့် ညီမျှသော မြန်မာကျပ်ငွေ

(ဋ) တည်ဆောက်မှုကာလ ၃၀ လ

(ဌ) ရင်းနှီးမြှုပ်နှံမှုခွင့်ပြုသည့်သက်တမ်း ၄၀ နှစ်

(ဍ) ရင်းနှီးမြှုပ်နှံမှုပုံစံ ရာခိုင်နှုန်းပြည့် နိုင်ငံခြား ရင်းနှီးမြှုပ်နှံမှု

(ဎ) မြန်မာနိုင်ငံတွင်ဖွဲ့စည်းမည့်ကုမ္ပဏီအမည် FOUR RIVERS INYA OFFICE COMPANY LIMITED

ဥက္ကဋ္ဌ
မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်

THE REPUBLIC OF THE UNION OF MYANMAR
MYANMAR INVESTMENT COMMISSION
No.1,Thitsar Road, Yankin Township, Yangon

Tel : 01-658129
Fax: 01-658137

Our ref : MIC-4/FI-078/2017( )
Date : April 2017

Subject: **Decision of the Myanmar Investment Commission on the proposal for "Construction of Office Tower, Leasing and Management of Office Space" under the name of " Four Rivers Inya Office Company Limited "**

Reference: Four Rivers Inya Office Company Limited dated on 6th Dec,2016

1. The Myanmar Investment Commission, at its meeting (---/2017) held on April , 2017 had approved the proposal for investment in "Construction of Office Tower, Leasing and Management of Office Space" under the name of Four Rivers Inya Office Company Limited submitted by Four Rivers Real Estate Pte. Ltd. 99.99 % from the Republic of Singapore and Mr. Randolph Post Eddy III 0.01 % from the United States of America as a wholly foreign owned investment.

2. Hence, the "Permit" is herewith issued in accordance with Chapter VII, section 13(b) of the Foreign Investment Law and Chapter VIII, Rule 49 of the Foreign Investment Rules relating to the Foreign Investment Law. Terms and conditions to the "Permit" are stated in the following paragraphs.

3. The permitted duration of the project shall be initial 40(forty) years commencing from the date of the issuance of Myanmar Investment Commission's permit. The land lease period shall be 40 (forty) years ("Initial Term") from the date of signing of the Lease Agreement between Four Rivers Inya Office Company Limited (Lessee) and Daw Than Than Htut (Lessor). On the expiry of the Lease Agreement, the lessee shall transfer the leased land and the premises to the lessor.

4. The monthly land lease rate shall be US$ 52,500 (United States Dollar fifty two thousand and five hundred only) and the total amount of rental fee shall be US$ 36,023,048 (United States Dollar thirty six million, twenty three thousand and forty eight only) for the term, payable in instalments based on the rental periods subject to the adjustment of the rental rate.

5. In issuing this "Permit," the Commission has granted, the followings, exemptions and reliefs as per Chapter XII, section 27(a) and (h) of the Foreign Investment Law. Other exemptions and reliefs under section 27 shall have to be applied upon the actual performance of the project;

(a) As per section-27(a), income tax exemption for a period of five consecutive years including the year of commencement on commercial operation;

(a) As per section-27(a), income tax exemption for a period of five consecutive years including the year of commencement on commercial operation;

(b) As per section-27(h), exemption or relief from customs duty or other internal taxes or both on machineries, equipment, instruments, machinery components, spare parts and materials used in the business which are imported as they are actually required for used during the period of construction of business;

6. Four Rivers Inya Office Company Limited shall have to sign the Lease Agreement for land with Daw Than Than Htut. After signing the Agreement, 5 copies shall have to be forwarded to the Commission.

7. Four Rivers Inya Office Company Limited in consultation with the Division of Company Registration, Directorate of Investment and Company Administration shall have to be registered. After registration, (5) copies each of Certificate of Incorporation and Memorandum of Association and Articles of Association shall have to be forwarded to the Commission.

8. Four Rivers Inya Office Company Limited shall use its best efforts for timely realization of works stated in the proposal. If none of such works has been commenced within one year from the date of issue of this "Permit", it shall become null and void.

9. Four Rivers Inya Office Company Limited has to abide by Chapter X, Rule 58 and 59 of the Foreign Investment Rules for construction period.

10. As per Chapter X, Rule 61 of the Foreign Investment Rules, extension of construction period shall not be allowed more than one except it is due to unavoidable events such as natural disasters, instabilities, riots, strikes, demonstrations, emergency of State condition, insurgency and outbreak of wars.

11. As per Chapter X, Rule 63 of the Foreign Investment Rules, if Four Rivers Inya Office Company Limited cannot construct completely in time the construction period or extension period, the Commission will have to withdraw the permit issued to the investor and there is no refund for the expenses of the project.

12. The investor or promoter shall apply the commencement date of commercial operation with Form (11) for their service business and report to the Commission in accordance with Foreign Investment Rule 97.

13. The opening date of the prestige Office Tower project shall be reported to the Myanmar Investment Commission.

14. The Commission approves periodical appointments of foreign experts and technicians from abroad as per proposal and also in accordance with Chapter XI, section 24 and section 25 of the Myanmar Foreign Investment Law and Four Rivers Inya Office Company Limited has to follow the exisiting Labour Laws for the

recruitment of staff and labour in accordance with Chapter XIII, Rule 84 of the Foreign Investment Rules.

15. In order to evaluate foreign capital and for the purpose of its registration in accordance with the provisions under Chapter XV, section 37 of the Myanmar Foreign Investment Law, it is compulsory to report as early as possible in the following manner:-

(a) the amount of foreign currency brought into Myanmar, attached with the necessary documents issued by the respective bank where the account is opened and defined under Chapter XVI, Rules 134 and 135 of the Foreign Investment Rules;

(b) the detailed lists of the type and value of foreign capital defined under Chapter I, section-2 (i) of the Foreign Investment Law, other than foreign currency.

16. Four Rivers Inya Office Company Limited brings in foreign capital defined under Chapter I, section-2(i) of the Foreign Investment Law, other than foreign currency in the manner of paragraph 15(b) mentioned above, the Inspection Certificate endorsed and issued by an internationally recognized Inspection Firm with regard to quantity, quality and price of imported materials shall have to be attached.

17. Four Rivers Inya Office Company Limited has the right to make account transfer and expend the foreign currency from his bank account in accordance with Chapter XVI, Rule 136 of the Foreign Investment Rules and for account transfer of local currency generated from the business to the local currency account opened at the bank by a citizen or a citizen-owned business in the Union and right to transfer back the equivalent amount of foreign currency from the foreign currency bank account of citizen or citizen-owned business by submitting the sufficient documents in accordance with Chapter XVII, Rule145 of the Foreign Investment Rules.

18. Four Rivers Inya Office Company Limited shall report to the Commission for any alteration in the physical and financial plan of the project. Cost over run, over and above the investment amount pledged in both local and foreign currency shall have to be reported as early as possible.

19. For the construction and operation of the project, Four Rivers Inya Office Company Limited is required to get the permission for buildings with the comments from concerned organization by submitting detailed design in accordance with the codes, specifications and regulations that are applied in the Republic of the Union of Myanmar and to submit the final detail Design of the Project to the Yangon City Development Committee (YCDC) and Myanmar Engineering Society (MES).

20. Four Rivers Inya Office Company Limited shall be responsible for the preservation of the environment at and around the area of the project site. In addition

conduct and report Initial Environmental Examination (IEE) before the implementation of the proposed project and to submit the Environmental Management Plan (EMP) which describe the measure to be taken for preventing, mitigation and monitoring significant environmental impacts resulting from the implementation and operation of proposed project or business or activity has to be prepared and submitted and to perform activities in accordance with this EMP to abide by the environmental policy, Environmental Conservation Law and other environmental related rules and regulations meanwhile Four Rivers Inya Office Company Limited has made a commitment to conduct Environmental Management Plan(EMP) report.

21. Four Rivers Inya Office Company Limited shall have to abide by the Fire Services Department's rules, regulations, directives and instructions. Fire prevention measures such as automatic warning system, smoke detection system to be installed and shall also have to undertake underground water storage tank and fire extinguishers.

22. Payment of principal and interest of the loan shall only be made out of the services income of Four Rivers Inya Office Company Limited.

23. Four Rivers Inya Office Company Limited in consultation with Myanma Insurance, shall effect such types of insurance defined under Chapter XII, Rules 79 and 80 of the Foreign Investment Rules.

(Kyaw Win)
Chairman

Four Rivers Inya Office Company Limited

cc: 1. Office of the Union Government of the Republic of the Union of Myanmar
2. Ministry of Home Affairs
3. Ministry of Natural Resources and Environmental Conservation
4. Ministry of Electricity and Energy
5. Ministry of Labour, Immigration and Population
6. Ministry of Construction
7. Ministry of Commerce
8. Ministry of Planning and Finance
9. Central Bank of Myanmar
10. Office of the Yangon Region Government
11. Director General, Department of Fire Services
12. Director General, Department of Environmental Conservation
13. Director General, Department of Electric Power Transmission and System Control

13. Director General, Department of Electric Power Transmission and System Control
14. Director General, Directorate of Labour
15. Director General, Immigration Department
16. Director General, Department of Urban and Housing Development
17. Director General, Directorate of Trade
18. Director General, Internal Revenue Department
19. Director General, Customs Department
20. Director General, Directorate of Investment and Company Administration
21. Director General, National Archives Department
22. Yangon City Development Committee(YCDC)
23. Myanmar Engineering Society(MES)